

## STRIP CENTER | FOR SALE OR LEASE

7380 - 7382 S WALKER AVE, OKLAHOMA CITY, OK 73139



### OFFERING SUMMARY

<b>Sale Price:</b>	\$600,000
<b>Lease Rate</b>	\$10.50 SF/yr (NNN)
<b>Available SF:</b>	3,750 SF
<b>Lot Size:</b>	0.4 Acres
<b>Building Size:</b>	5,000 SF
<b>Year Built:</b>	1985
<b>Submarket:</b>	South Oklahoma City
<b>Parking:</b>	20 parking space (4:1,000 SF)

### PROPERTY DESCRIPTION

7380 S Walker Avenue is a 5,000 SF wood-frame brick veneer metal roof building. The single span support trusses provide flexibility for single tenant use or multi-tenant use. Property includes separated utilities, entrances, and emergency exits. Includes 20 surface parking spaces, a Pylon sign and 107' of frontage on S. Walker Avenue.

### SPACES LEASE RATE SPACE SIZE

<b>7382</b>	\$10.50 SF/yr	3,750 SF
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### TRAFFIC COUNTS

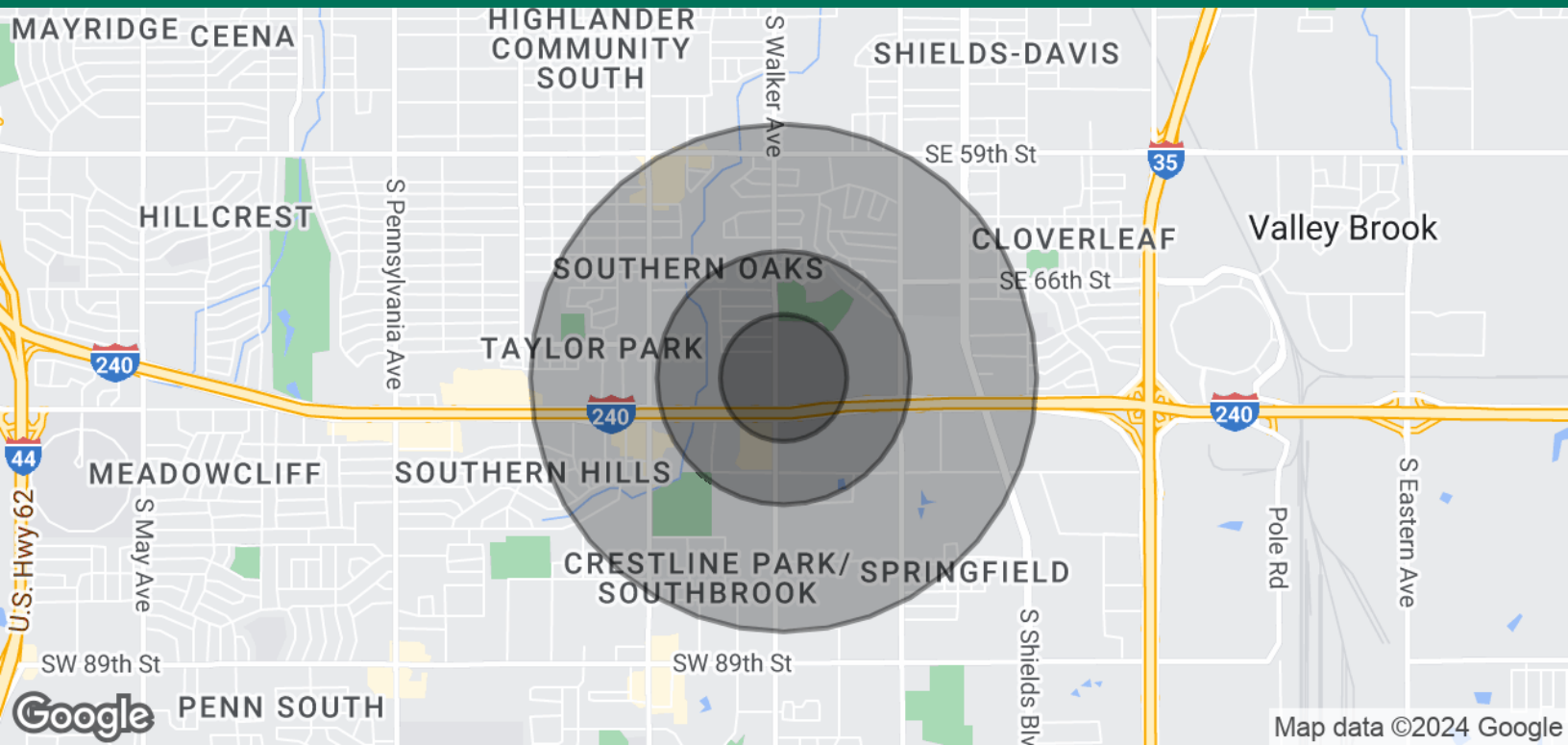
<b>S Walker Ave</b>	north	13,595
<b>S Walker Ave</b>	south	11,123

### AARON DIEHL

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	718	2,357	10,319
Average Age	28.4	28.8	33.0
Average Age (Male)	32.1	32.8	33.5
Average Age (Female)	27.6	27.5	33.2
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	314	1,024	4,452
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$48,918	\$47,422	\$42,307
Average House Value	\$140,797	\$132,925	\$103,193

\* Demographic data derived from 2020 ACS - US Census

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