

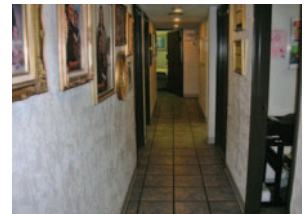


**1140 & 1144 S.W. 44th Street**

Oklahoma City, Oklahoma 73109

## PROPERTY HIGHLIGHTS

- Well Organized Medical Office
- Large Waiting Area & Reception
- Exam Rooms, Medical Offices & Lab Area
- Plenty of Parking for Busy Office
- 40 Parking Spaces
- Built in 1980
- Buy for Owner/User or Investment



|               |                       |
|---------------|-----------------------|
| TOTAL SF      | 2,340 SF MOL          |
| LAND IN ACRES | 0.4752 MOL            |
| ZONING        | O-2, Office           |
| GENERAL USE   | Medical Office        |
| TAXES         | \$1,424.79 & \$415.51 |

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Oklahoma City, OK 73109



## DEMOGRAPHICS

### Population

| 1 Mile: | 3 Mile: | 5 Mile: |
|---------|---------|---------|
| 19,391  | 113,870 | 204,876 |

### Average Household Income

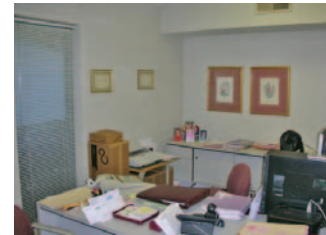
| 1 Mile:  | 3 Mile:  | 5 Mile:  |
|----------|----------|----------|
| \$31,783 | \$32,458 | \$36,873 |

### Total Households

| 1 Mile: | 3 Mile: | 5 Mile: |
|---------|---------|---------|
| 6,682   | 39,587  | 75,908  |

## LOCATION HIGHLIGHTS

- Near Integris S.W. Medical Center
- Close to Businesses & Many Residences



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