



**1240 S.W. 44th Street**

Oklahoma City, Oklahoma 73109

## PROPERTY HIGHLIGHTS

- Built in 1980
- Spacious Lobby
- Numerous Consulting Rooms
- Multiple Restrooms
- Break Room
- File Room
- Adjoining Lot that is Paved for Additional Parking
- 3 Zoned HVAC
- 1 Car Garage, Could be Converted back to 2 Car Garage
- Located on a Hard Corner with Signage on S.W. 44th Street
- New Roof October 2014
- New A/C Unit October 2014
- 40 Parking Spaces



|               |  |
|---------------|--|
| TOTAL SF      | 4,365 SF MOL                                       |
| LAND IN ACRES | 0.71 MOL   |
| ZONING        | SPUD-38 <small>(Limited to Medical Office)</small> |
| GENERAL USE   | Medical Office                                     |

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## DEMOGRAPHICS

| Population               |                     |                     |
|--------------------------|---------------------|---------------------|
| 1 Mile:<br>18,815        | 3 Mile:<br>108,160  | 5 Mile:<br>195,011  |
| Average Household Income |                     |                     |
| 1 Mile:<br>\$35,053      | 3 Mile:<br>\$36,602 | 5 Mile:<br>\$45,050 |
| Total Households         |                     |                     |
| 1 Mile:<br>6,484         | 3 Mile:<br>37,784   | 5 Mile:<br>71,396   |

## LOCATION HIGHLIGHTS

- Dimensions: 90' x 180'
- Frontage: 90' on S.W. 44th Street
- Less than 1 Mile from Integris Southwest Medical Center which is home to the Integris Cancer Institute of Oklahoma, the Integris Southwest Breast Health & Imaging Center, the Integris Neuromuscular Center, the Integris M.J. and S. Elizabeth Schwartz Sleep Disorders Center & the Integris James R. Daniel Stroke Center
- Located in the 2014-2015 Oklahoma Enterprise Zone

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