



Sunnylane Plaza
4304-4428 S.E. 44th Street
Oklahoma City, Oklahoma 73135

**Full Packet Available
with Confidentiality
Agreement**

PROPERTY HIGHLIGHTS

- 100% Occupied
- Cap Rate: 9.1%
- Additional 12,000 SF Also Available
- New HVAC Units in 2013

TOTAL SF	30,455 SF MOL
LAND IN ACRES	5.16 MOL
ZONING	C-3
GENERAL USE	Retail

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DEMOGRAPHICS

Population		
1 Mile: 16,193	3 Mile: 56,615	5 Mile: 134,354
Average Household Income		
1 Mile: \$49,282	3 Mile: \$47,767	5 Mile: \$46,061
Total Households		
1 Mile: 6,228	3 Mile: 21,592	5 Mile: 52,375

LOCATION HIGHLIGHTS

- 2 Miles from Tinker Air Force Base
- 2 Miles from I-240

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