

# 10440 BROADWAY EXTENSION OKLAHOMA CITY, OK 73114

Office Building For Sale

4,176 SF on 1.5 Acres MOL

Sales Price: \$925,000



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COMMERCIAL  
REAL ESTATE

**NAIRED**

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CADE FLESNER  
760.889.2305  
CADE@NAIRED.COM





## PROPERTY HIGHLIGHTS

- 3 Structures - (2,135 SF, 720 SF, 576 SF)
- Currently Operating as a Day Spa & Salon
- Prime Location & Well-Maintained Office
- Potential Redevelopment Opportunity
- High Visibility on Broadway Extension

## LOCATION HIGHLIGHTS

- 164' Frontage on Broadway Extension
- Strong Surrounding Demographics
- Easy Access to Broadway Extension
- Close to McBride Orthopedic Hospital, Integris Health & HPI
- 10 Minutes from Downtown Oklahoma City
- Ample Retail, Restaurants, Banks Nearby

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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	3,754	47,924	146,673
AVERAGE HOUSEHOLD INCOME	\$42,288	\$71,781	\$85,459
TOTAL HOUSEHOLDS	1,489	21,580	65,559

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