

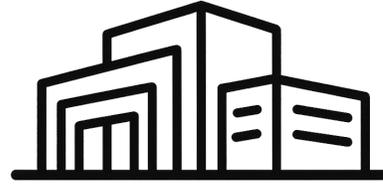
2320 S. AIR DEPOT BOULEVARD  
MIDWEST CITY, OK 73110

Investment Opportunity

10,100 SF on 0.94 Acres MOL

Sales Price: \$2,042,245.16

Cap Rate: 7.75%



**2320**  
**S. AIR DEPOT**

**NAIRED**

**COMMERCIAL  
REAL ESTATE**



**NAIRED**

**405.840.0600**

**NAIRED.COM**

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**SAM SWANSON**

405.208.2046

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**NATHAN WILSON**

405.760.5327

NATHAN@NAIRED.COM



## PROPERTY HIGHLIGHTS

- 100% Occupied
- 3 Notable Tenants
- NOI: \$158,274.00

## LOCATION HIGHLIGHTS

- 4,500' North of Tinker Air Force Base
- Midwest City is the 6<sup>th</sup> Largest City in the State
- Located 6 Miles from Downtown Oklahoma City

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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	7,529	70,154	121,989
AVERAGE HOUSEHOLD INCOME	\$46,313	\$61,786	\$63,766
TOTAL HOUSEHOLDS	3,340	28,084	48,345

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