

**25254 S. FRONTAGE ROAD
WEATHERFORD, OK 73096**

Retail Building For Sale or Lease

3,385 SF on 2.43 Acres MOL

Sales Price: \$499,000 (\$147/SF)

Lease Price: \$16.00/SF/YR/NNN (\$4,500/Month)



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ABBIEY SULLIVAN

405.863.7590

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PROPERTY HIGHLIGHTS

- High-Visibility Frontage along I-40
- Flexible use for Service Business, Retail, or Office
- Easy Access from I-40 and Local Roads
- Billboard Signage and Branding Opportunity
- Ample Parking with Room for Expansion
- 376' of Frontage on Frontage Road
- Built: 2007
- Zoned: AG

LOCATION HIGHLIGHTS

- Diverse local economy supported by energy, agriculture, healthcare and higher education
- Close Proximity to National and Local Retailers, Restaurants, and Service Providers
- 70 Miles from OKC

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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	1,318	13,436	14,798
AVERAGE HOUSEHOLD INCOME	\$112,429	\$79,760	\$78,331
TOTAL HOUSEHOLDS	509	5,208	5,771

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