

Retail / Office For Lease

800 E Charles Page Blvd

Sand Springs, OK 74063

WIGGIN
PROPERTIES, LLC



Property Features

Located on the edge of the Downtown Sand Springs trade area. Excellent opportunity for retail and office users, investors, or owner-users seeking potential income-producing property.

- + 11,523± SF Situated on 1.46± Acres*
- 3,060± SF Former Bank Space*
- 8,462± SF Warren Clinic Space Available in 2018*
- + Former Bank Space includes Reception/ Lobby Area, 2 Private Offices, Breakroom and Ample Storage
- + Pylon Signage
- + 47± Parking Spaces
- + Convenient Access to Highway 412
- + Zoned CS
- + 251'± Frontage on Charles Page
- + Traffic Count
 - Charles Page - 11,425 cars per day

*Source: Assessor and Owner

Call Shawna Hale, CCIM, or John Watchous at **918.935.2010**

shale@wiggprop.com | jwatchous@wiggprop.com | wiggprop.com

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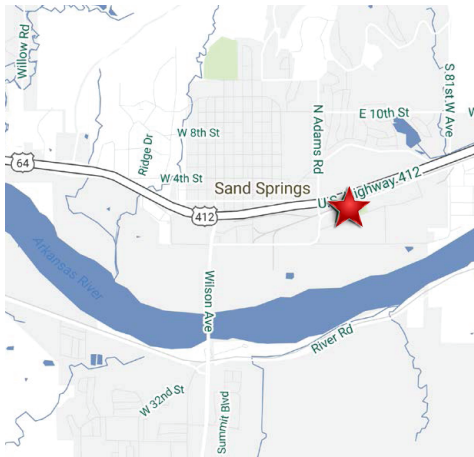
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Demographics

POPULATION	
1 Mile	3,596
3 Miles	22,829
5 Miles	43,912
AVERAGE HOUSEHOLD INCOME	
1 Mile	\$66,121
3 Miles	\$63,158
5 Miles	\$60,929
DAYTIME POPULATION	
1 Mile	5,502
3 Miles	9,465
5 Miles	17,386
BUSINESS COUNT	
1 Mile	341
3 Miles	755
5 Miles	1,329



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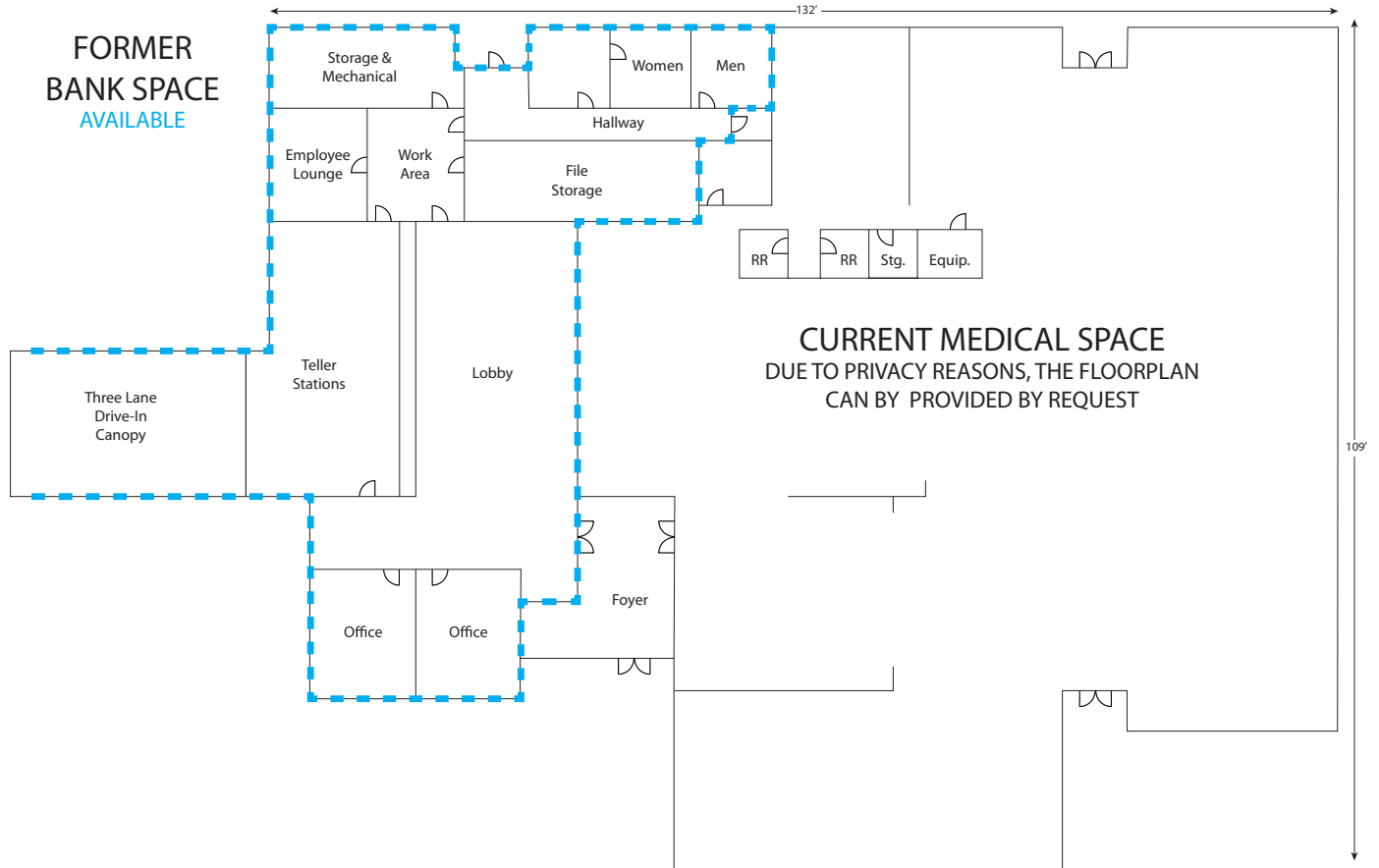
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