

Retail / Office For Sale or Lease

800 E Charles Page Blvd

Sand Springs, OK 74063

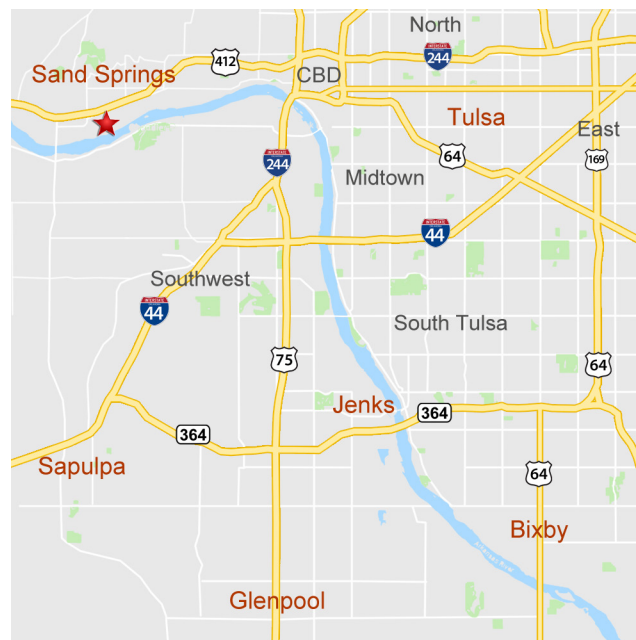
WIGGIN
PROPERTIES, LLC



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

Property Features

- 11,523± SF on 1.46± acres
- 3,060± SF former bank space
 - Former bank space includes reception/lobby area, 2 private offices, breakroom, and ample storage space.
- 8,463± SF former medical clinic space
 - Former medical clinic space includes two entrances/ reception areas, two nurse stations, multiple exam rooms and offices, restrooms, and x-ray room.
- Pylon signage
- Ample parking
- Close proximity to Highway 412
- Zoned CS
- 251' Frontage on Charles Page Blvd



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

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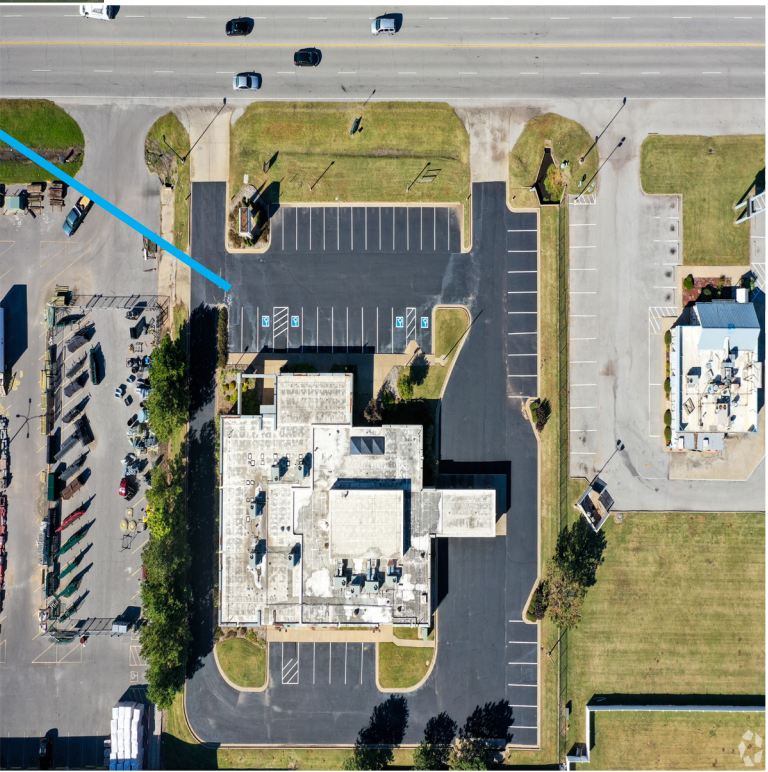
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Demographics

2019	1 Mile	3 Miles	5 Miles
Population	3,649	22,010	42,603
Average HH Income	\$67,504	\$63,801	\$63,522
Owner Occupied Units	798	5,322	11,158
Renter Occupied Units	609	3,076	5,189
Daytime Population	7,350	21,866	40,804
Business Count	359	779	1,376



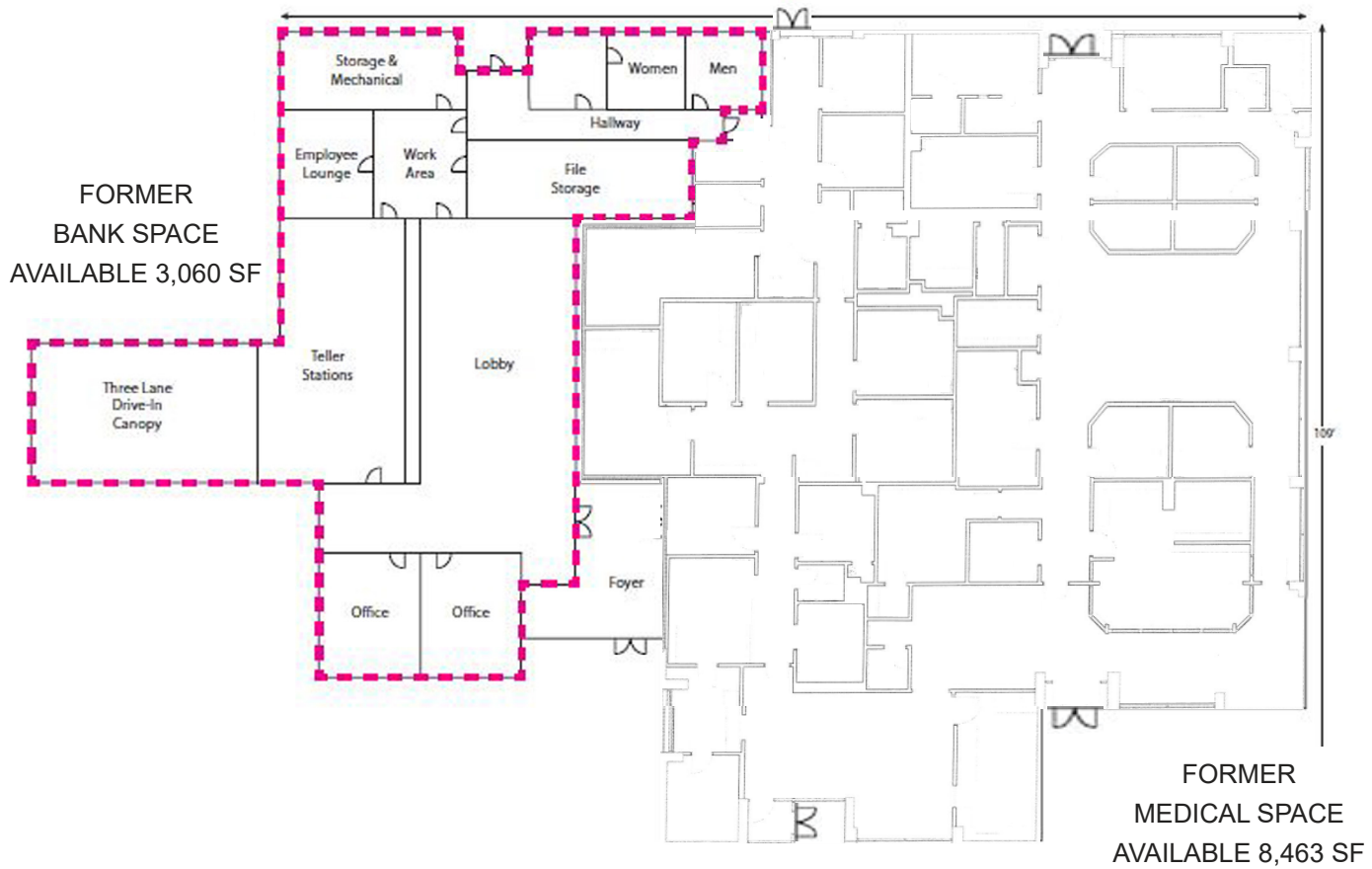
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