

MEDICAL OFFICE FOR LEASE



PROPERTY DESCRIPTION

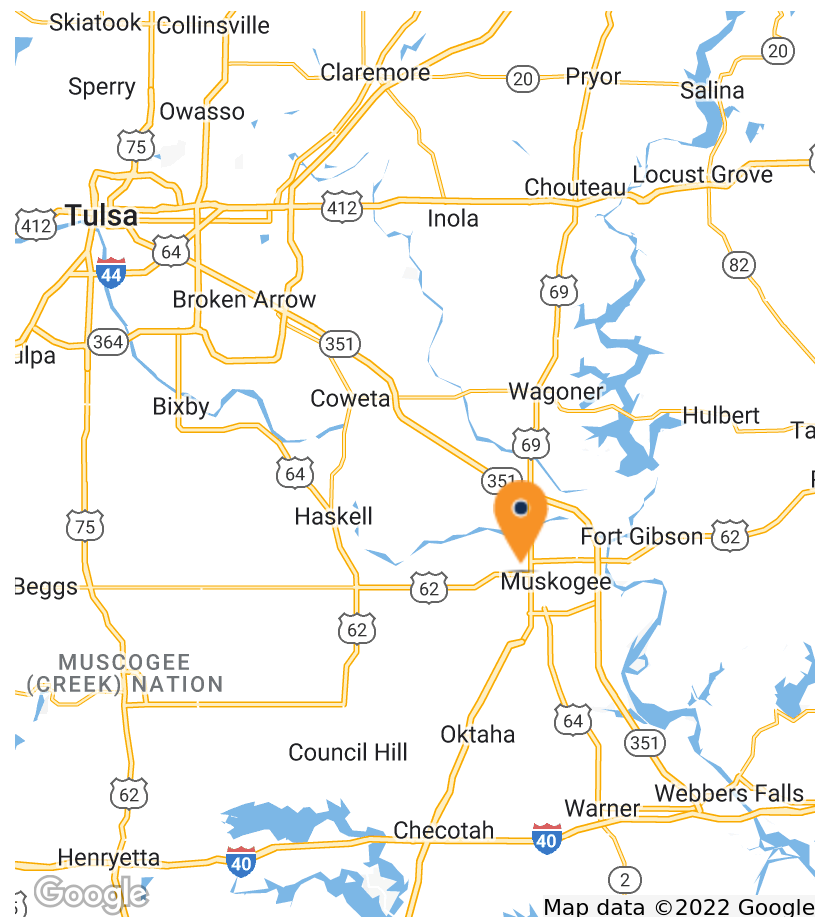
This 2,100 square foot space contains a large waiting area, business office with check-in and check-out windows and built-in work station, two exam rooms, doctor's office, large lab with upper and lower cabinets, break room and two ADA accessible restrooms.

LOCATION DESCRIPTION

Centrally located along West Okmulgee Avenue and North 43rd Street in Muskogee, OK. The property is in close proximity to St. Francis Hospital and various other medical offices in this Muskogee medical district .

OFFERING SUMMARY

Lease Rate:	\$15.50 SF/yr
Lease Type:	Modified Gross
Available SF:	2,100 SF
Building Size:	6,320 SF



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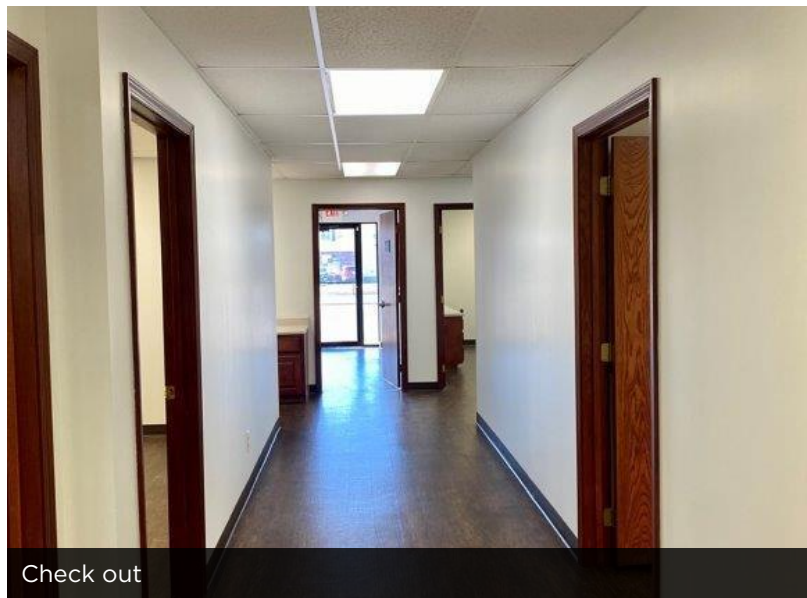
Suite Entrance



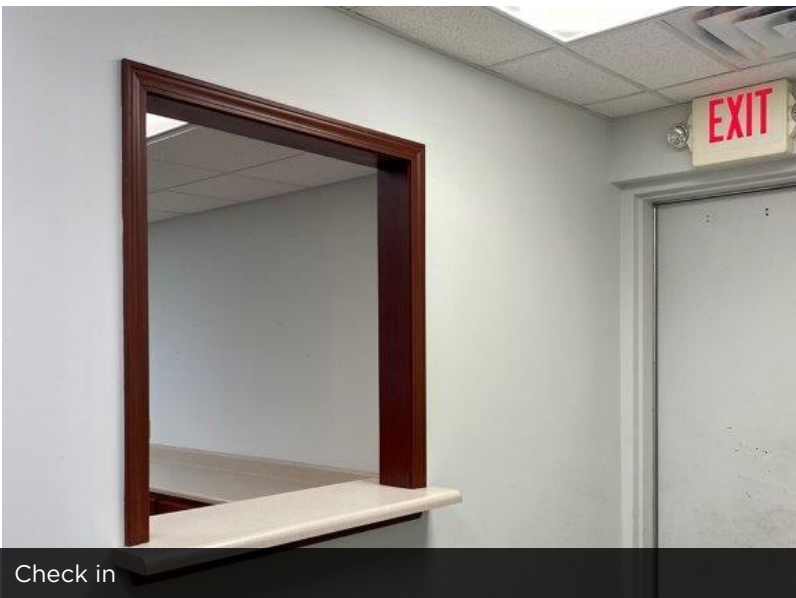
Property Signage



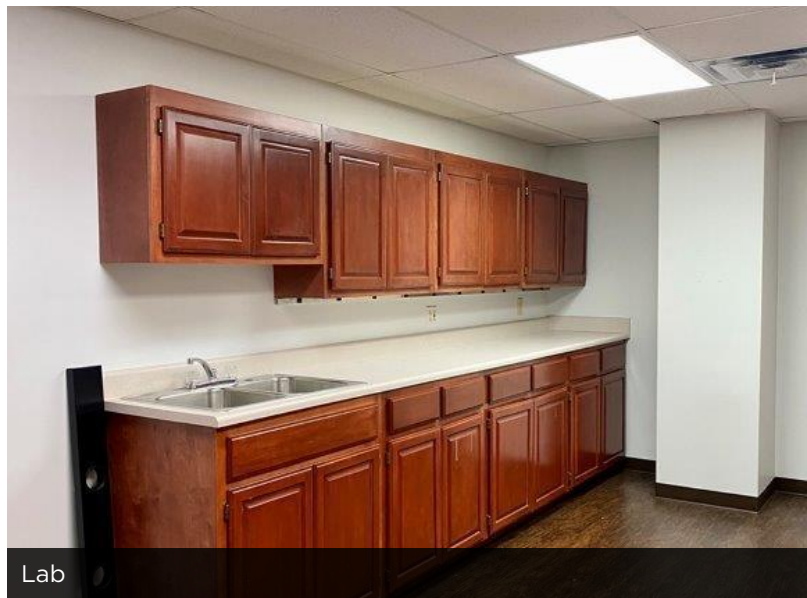
Entry/Waiting area



Check out



Check in



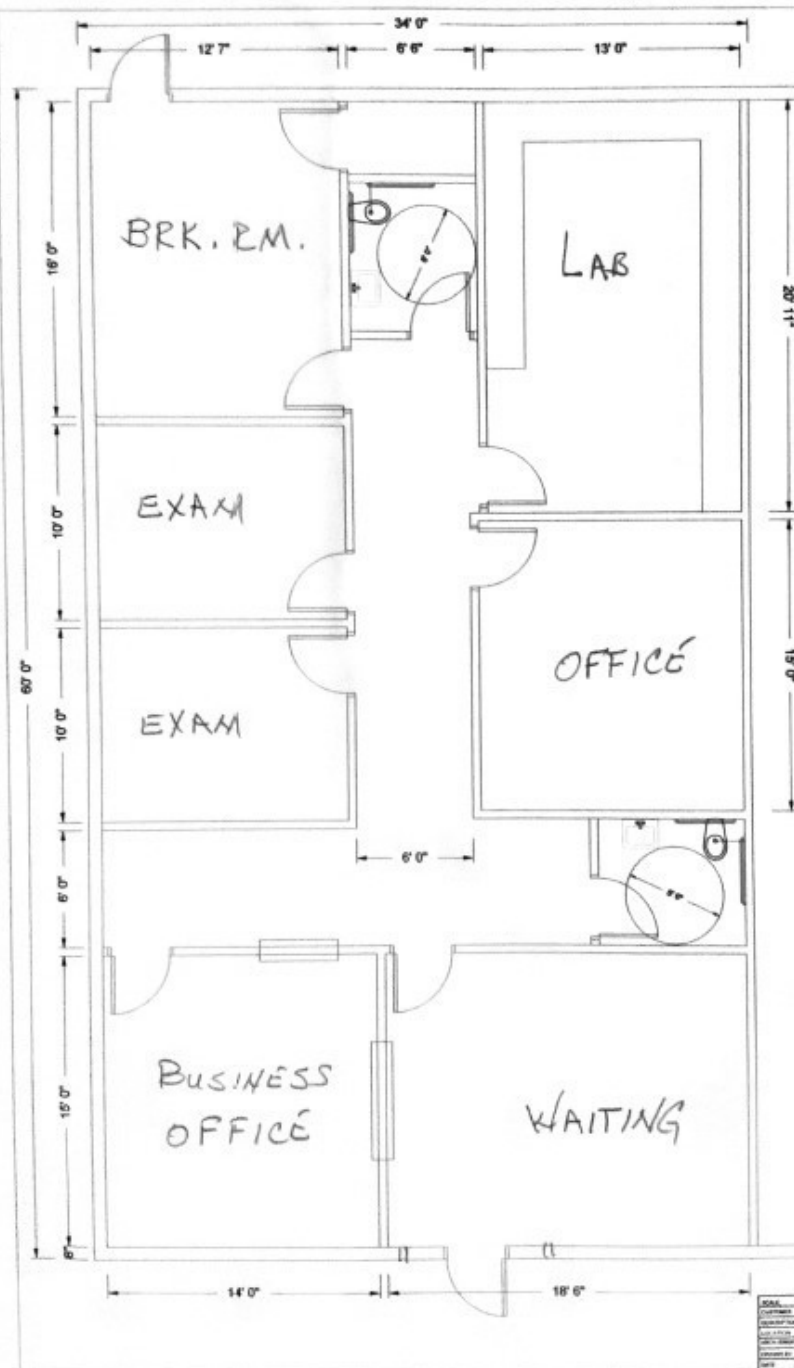
Lab

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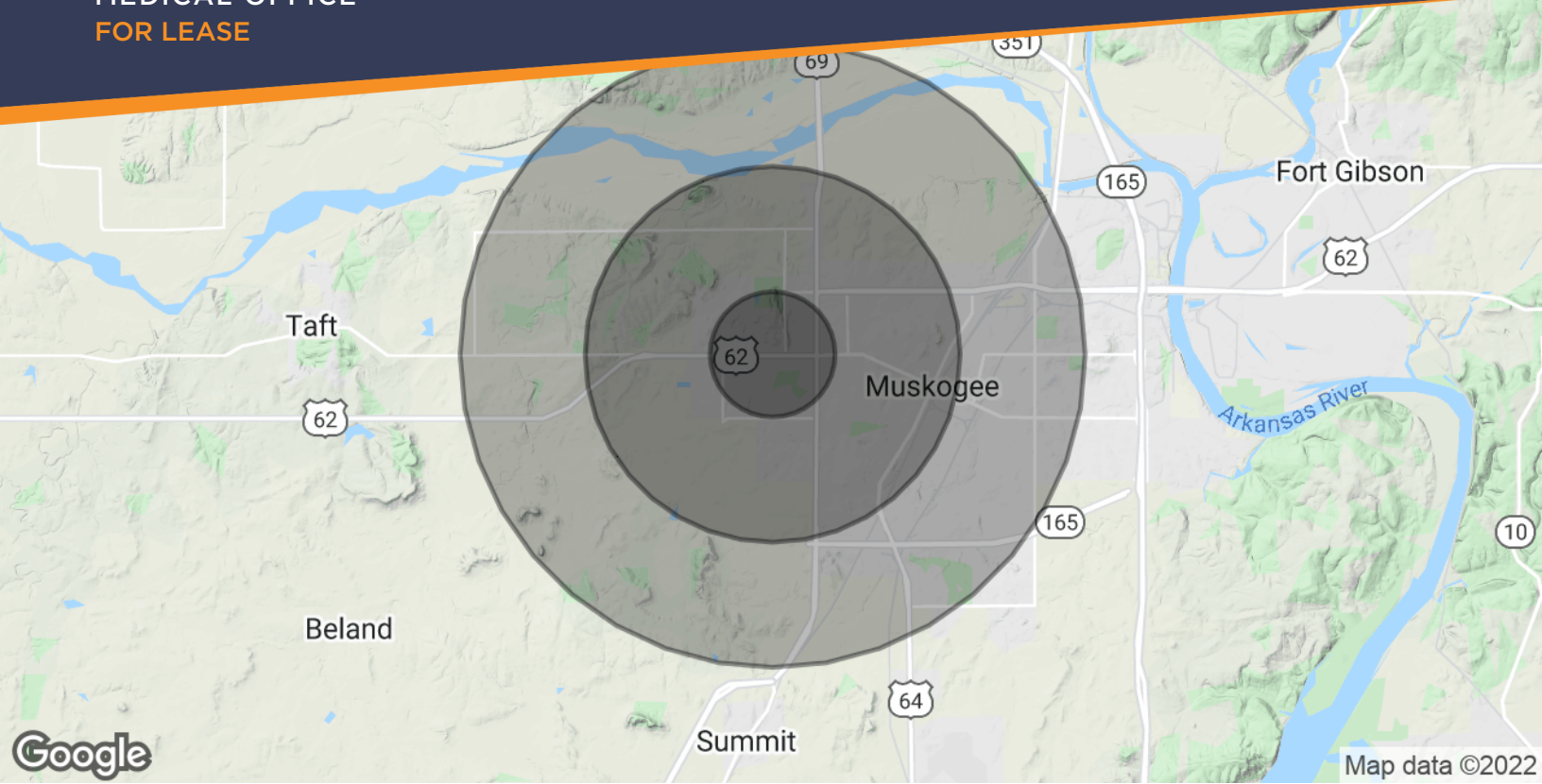


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,066	15,273	29,009
Average Age	38.7	37.1	36.5
Average Age (Male)	31.8	34.9	34.4
Average Age (Female)	40.9	36.9	36.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,691	5,931	11,064
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$40,053	\$39,144	\$39,471
Average House Value	\$73,955	\$74,826	\$82,385

TRAFFIC COUNTS

W Okmulgee Ave	7,200/day
US Highway 64	22,800/day

** Demographic data derived from 2010 US Census*

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