



6203 & 6205 N. Bryant Avenue

Oklahoma City, Oklahoma 73121

PROPERTY HIGHLIGHTS

- Property is Currently 39% Leased & Generates an NOI of \$27,500
- (8) Dock High Doors
- (1) Grade Level Door
- 1,500 SF Working Freezer & Cooler Space
- Pylon Sign Visible from I-35



TOTAL SF	25,923 SF MOL
VACANT SF	15,923 SF MOL
LAND IN ACRES	1.26 ACRES MOL
ZONING	I-2
BUILT	1964

www.naisullivangroup.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

David Hartnack
Sam Swanson

David's Cell: 1 405 761 8955
Sam's Cell: 1 405 208 2046
davidh@naisullivangroup.com
sam@naisullivangroup.com

4045 N.W. 64th Street, Suite 340
Oklahoma City, Oklahoma 73116
Office: 1 405 840 0600
Fax: 1 405 840 0610

6203 & 6205 N. Bryant Avenue
Oklahoma City, OK 73121



LOCATION HIGHLIGHTS

- Easy Access to I-35 & I-44

DEMOGRAPHICS

Population		
1 Mile: 289	3 Mile: 16,369	5 Mile: 74,565
Average Household Income		
1 Mile: \$69,782	3 Mile: \$40,166	5 Mile: \$42,980
Total Households		
1 Mile: 128	3 Mile: 6,776	5 Mile: 32,340



David Hartnack
Sam Swanson

David's Cell: 1 405 761 8955
Sam's Cell: 1 405 208 2046
davidh@naisullivangroup.com
sam@naisullivangroup.com

NAISullivan Group

www.naisullivangroup.com

4045 N.W. 64th Street, Suite 340
Oklahoma City, Oklahoma 73116
Office: 1 405 840 0600
Fax: 1 405 840 0610