

Former Dance Studio Building | Ardmore

FOR SALE/LEASE

1105 Walnut Drive W, Ardmore, OK 73401



Details

Sale Price:	\$650,000
Lease Rate:	\$4,000 per month (NNN)
Available SF:	3,500 SF
Building Size:	3,500 SF

Overview

Step into a move-in-ready, 3,500 SF commercial building perfectly suited for a dance or fitness studio, wellness center, event space, or creative office use — right in the heart of Ardmore's premier retail corridor.

This turnkey property features a spacious open studio floor with sprung dance flooring, full-length mirrored walls, and ballet barres already in place — ideal for continuing dance instruction or easily adaptable to yoga, pilates, martial arts, or fitness programming. A charming reception and retail area greets clients at the entrance, complemented by private offices, a welcoming lobby, and additional flex rooms suited for administration, storage, or class prep.

The building's classic brick exterior and covered entry portico offer an inviting, professional first impression, while the interior's bright, well-maintained finishes mean a new owner or tenant can open for business with minimal buildout.

Ev Ernst

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405.843.7474

PRICE

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AND COMPANY

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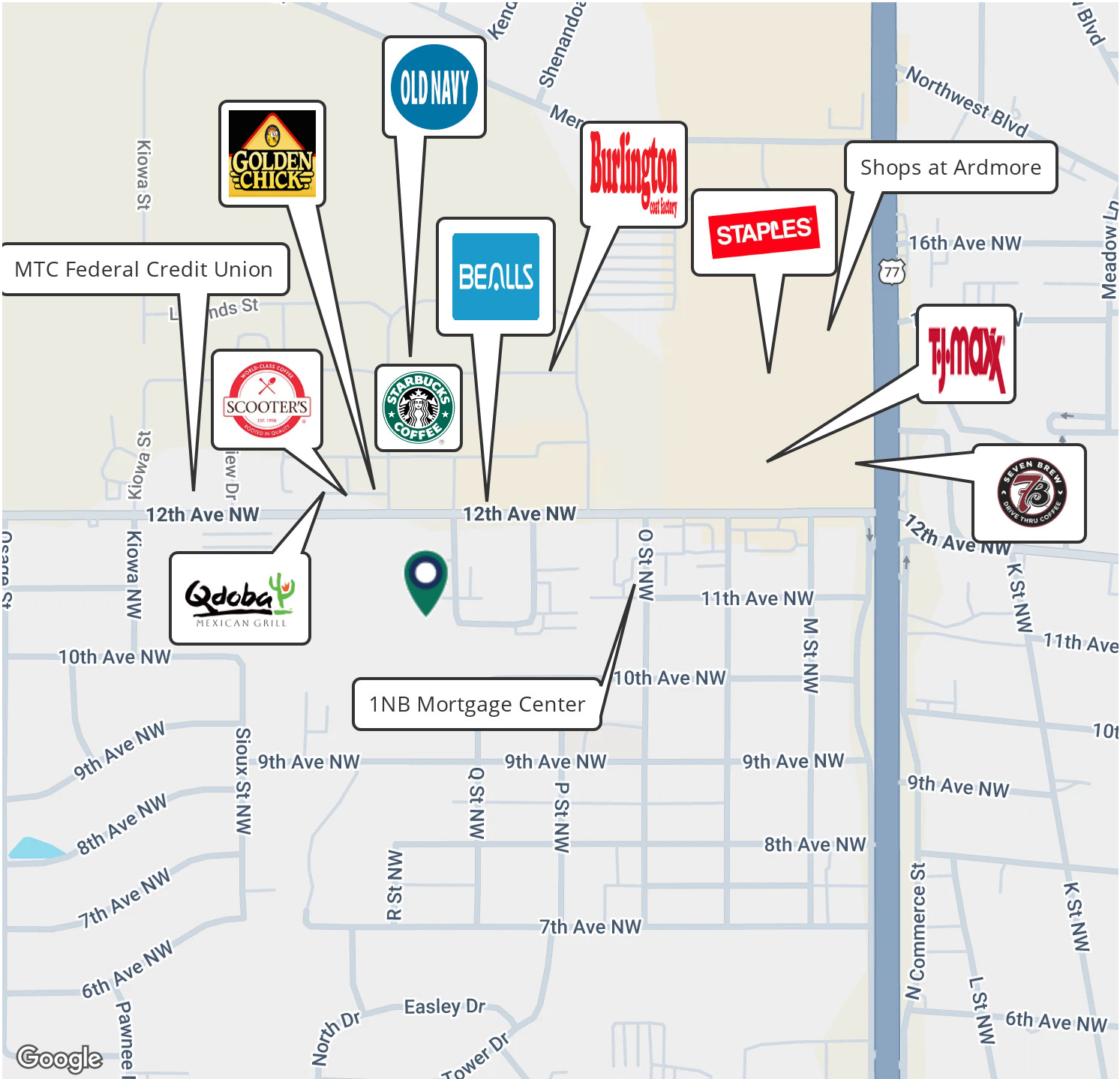
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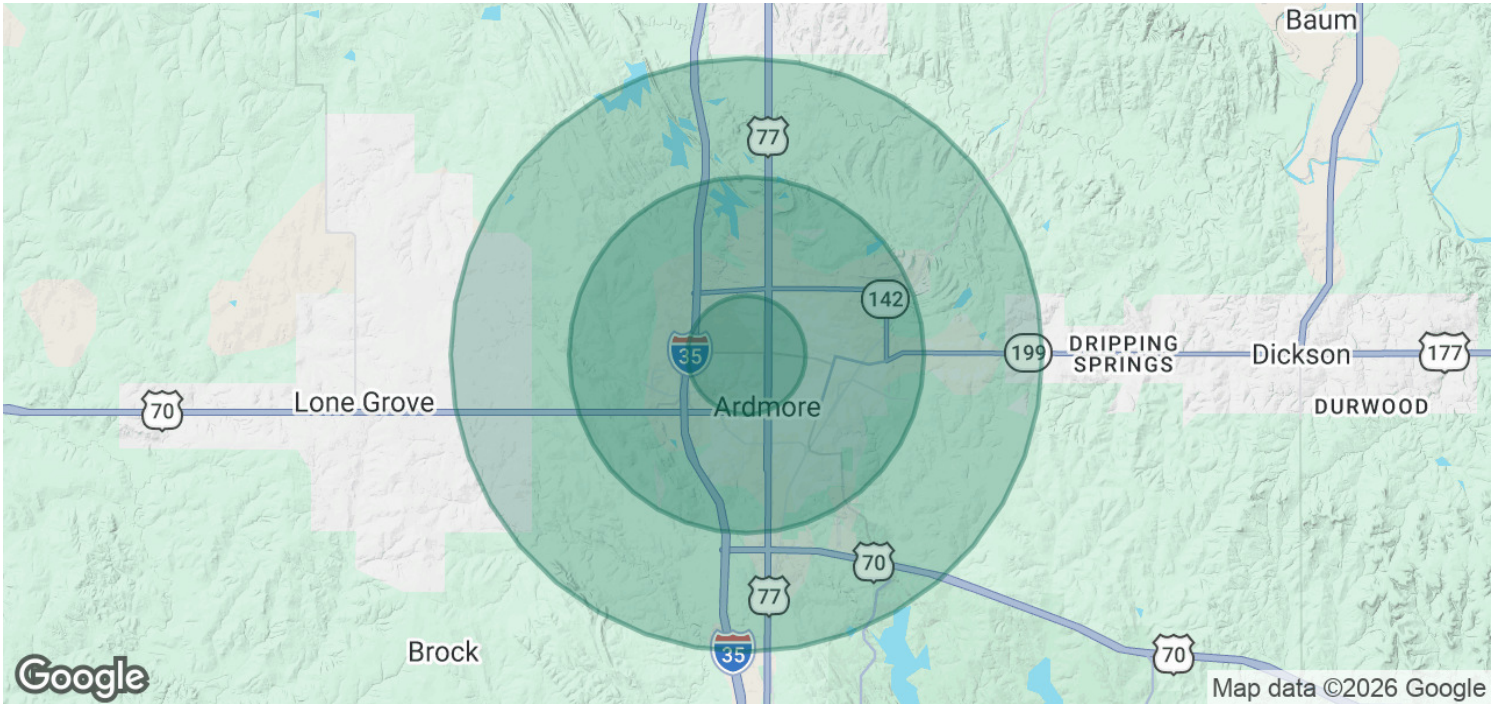
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,829	21,341	26,184
Average Age	37.2	36.9	37.6
Average Age (Male)	35.1	35.0	35.6
Average Age (Female)	40.8	40.2	40.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,423	8,288	10,259
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$68,541	\$72,081	\$79,371
Average House Value	\$210,298	\$189,764	\$204,715
2023 American Community Survey (ACS)			08052026

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