

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$580,000
Building Size:	6,900 SF
Lot Size:	0.48 Acres
Number of Units:	1-3
Price / SF:	\$84.06
Year Built:	1973
Zoning:	I-2

PROPERTY OVERVIEW

Positioned in southwest Oklahoma City, 4400-4408 S Robinson Ave offers 6,900 SF of versatile industrial space on approximately 0.48 acres. Zoned I-2, the property is well suited for warehouse, manufacturing, distribution, or automotive uses. The facility features 13 10-foot grade-level overhead doors, 14-foot ceilings, concrete parking, and existing office build-out. Located at SW 44th Street and S Robinson Avenue, the property provides excellent access for industrial users seeking functional space in an established Oklahoma City location.

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4400 - 4408 S ROBINSON AVE
4400-4408 S ROBINSON AVENUE | OKLAHOMA CITY, OK 73109

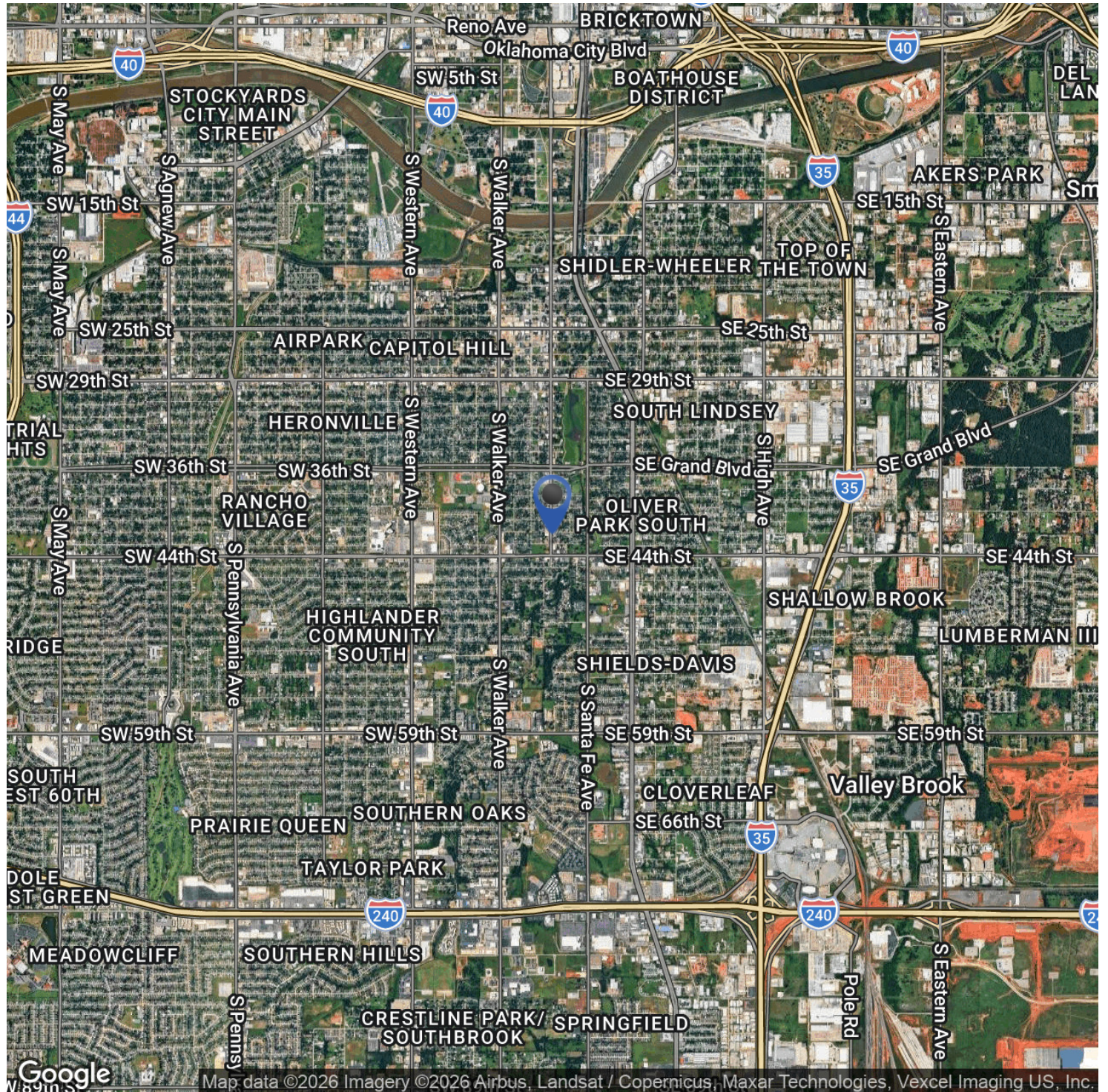
ADDITIONAL PHOTOS



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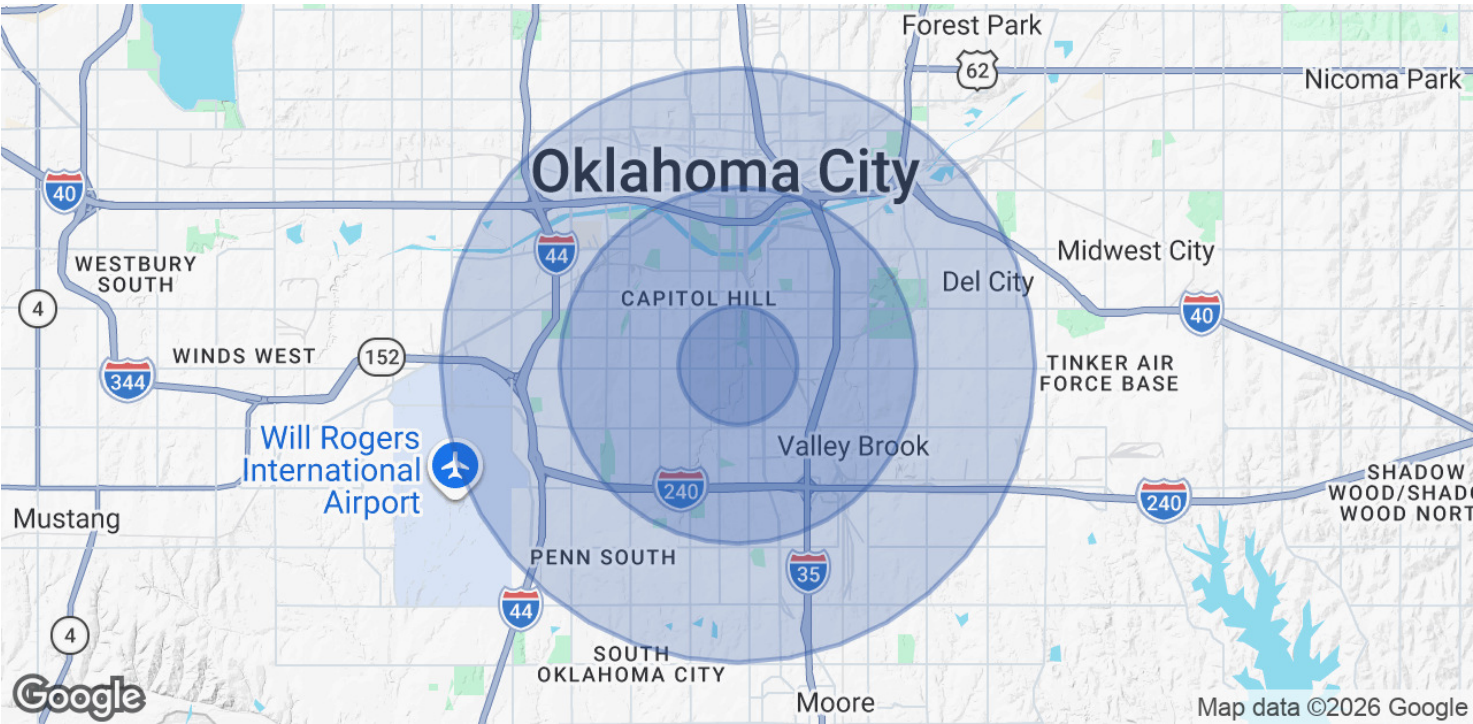
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,693	90,892	211,379
Average Age	35	35	36
Average Age (Male)	35	34	35
Average Age (Female)	36	35	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,145	31,636	79,789
# of Persons per HH	2.9	2.9	2.6
Average HH Income	\$51,758	\$53,790	\$62,483
Average House Value	\$123,547	\$141,759	\$172,620

2020 American Community Survey (ACS)

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