

Office For Sale

525 N Osage Avenue
Dewey, OK 74029

Kalvin Burghoff

Vice President
832.689.7095
kburghoff@mcgrawcp.com

Neil Dailey, SIOR

Executive Vice President
918.853.7337
ndailey@mcgrawcp.com

Dakota Brasher

Senior Associate
918.948.5778
dbrasher@mcgrawcp.com

MCP MCGRAW
COMMERCIAL
PROPERTIES



Property Summary

Property Description

525 N Osage Avenue offers a rare owner-user opportunity: a meticulously maintained 3,669 SF freestanding building, constructed in 2017 to institutional bank standards on a highly visible 1.19-acre corner just off US-75 in Dewey. Built as a full-service branch, the property delivers infrastructure most buildings of this size simply don't have — a secured vault, a four-station teller line, four covered drive-thru lanes with a dedicated ATM lane, hardwired security, fire alarm, Cat 6 fiber, and significant electrical service.

For a bank or credit union, the branch is turnkey from day one. For a medical, dental, or veterinary user, the open floor plan, five private offices, and generous power and data infrastructure adapt cleanly to exam and treatment space, while the drive-thru lanes translate naturally to pharmacy pickup, lab draw, or patient drop-off. For professional-service, financial, or government users, the executive office layout and welcoming reception area are ready to occupy with minimal buildout.

With modern 2017 construction and CH – Commercial Highway zoning permitting a wide range of uses, 525 N Osage is a versatile, low-maintenance asset for an owner-occupier seeking to control their real estate in a stable, established Dewey/Bartlesville-area commercial corridor.

Property Highlights

- Fire Alarm System
- Hard wired Security System
- Cat 6 Fiber
- Significant Power
- All public utilities to site: water, sewer, gas, electric, telephone
- Flood Zone X — outside 500-year floodplain

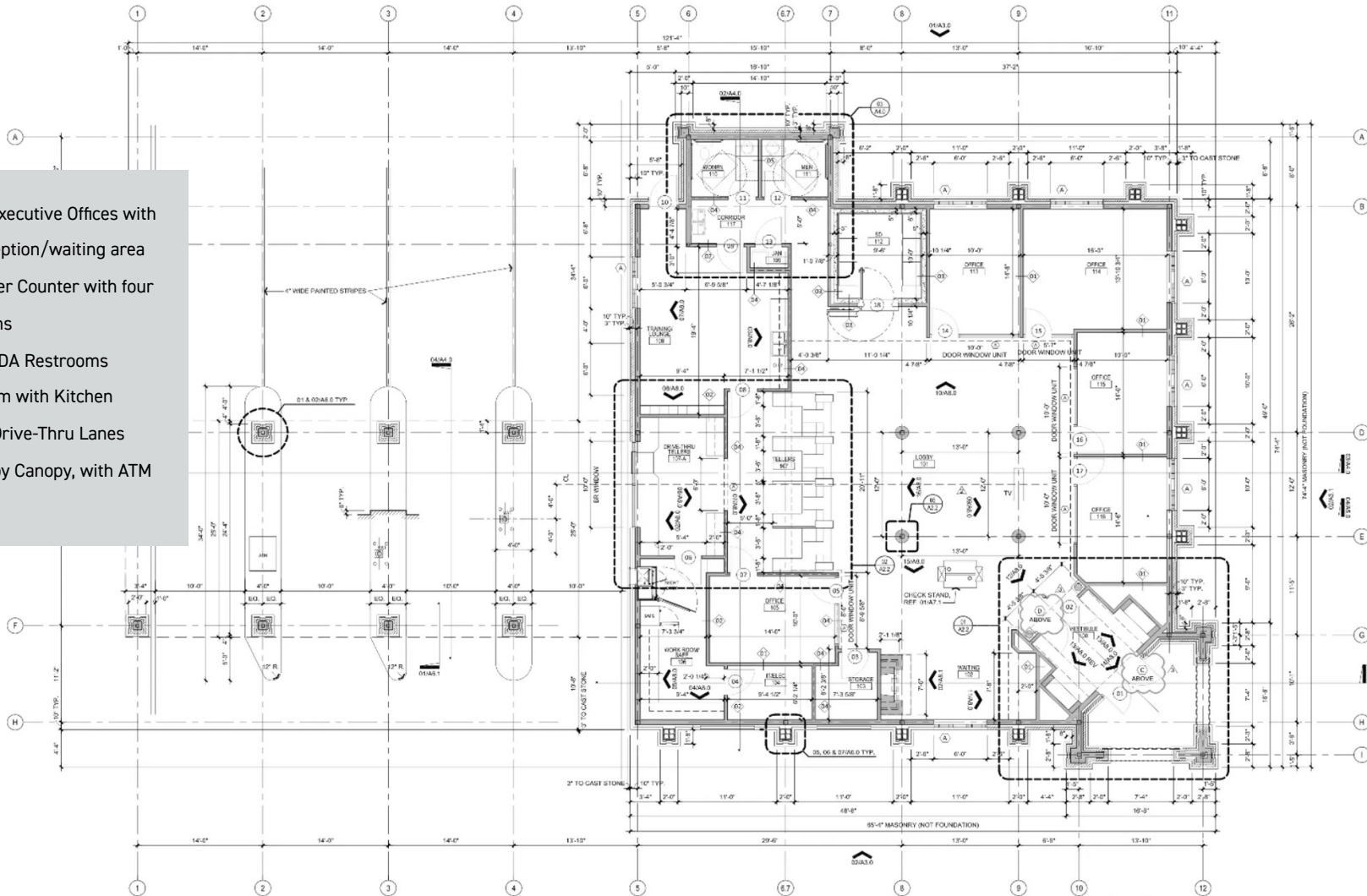


Offering Summary

Sale Price:	\$1,500,000
Lot Size:	1.19 Acres
Building Size:	3,669 SF
Zoning:	CH – Commercial Highway District (City of Dewey)
Parking:	26 total spaces (24 surface + 2 ADA handicap)

Floor Plans

- Five (5) Executive Offices with open reception/waiting area
- Bank Teller Counter with four (4) stations
- Two (2) ADA Restrooms
- Breakroom with Kitchen
- Four (4) Drive-Thru Lanes covered by Canopy, with ATM Location



01 DIMENSIONED FLOOR PLAN
SCALE: 1/8" = 1'-0"



KEVIN GRANT MORAN ARCHITECT
ARCHITECTS

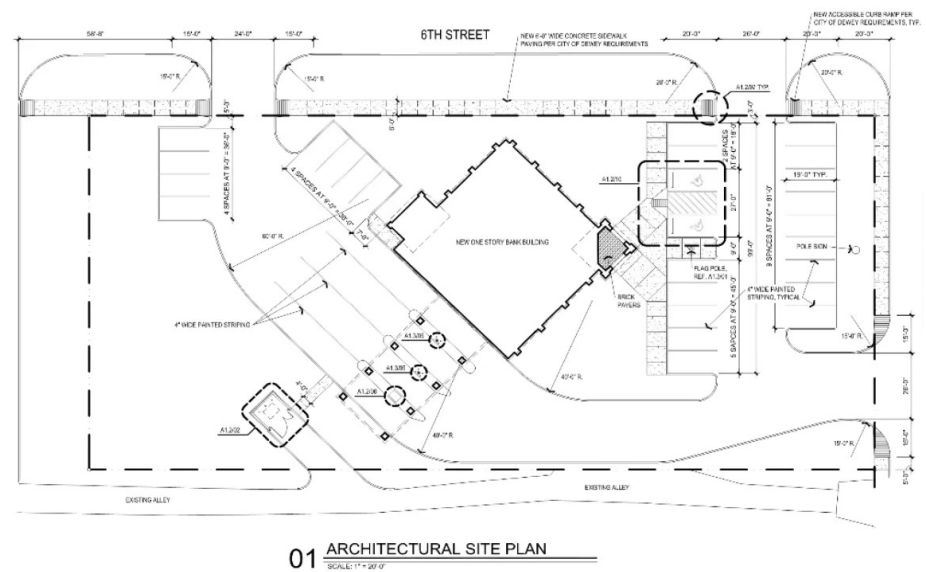
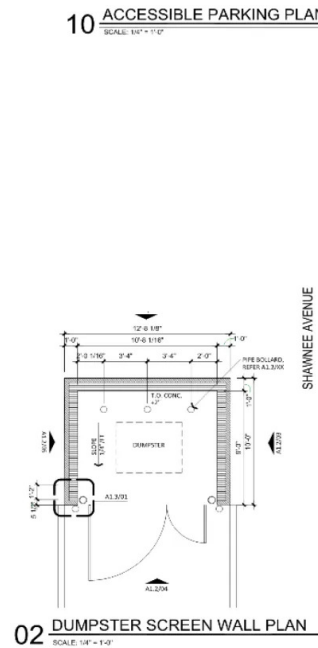
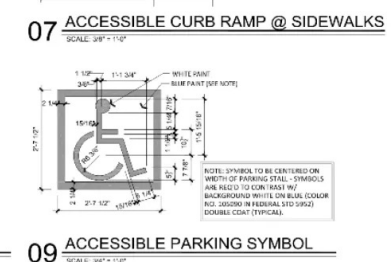
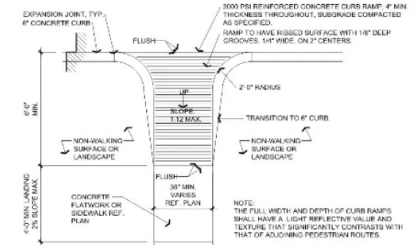
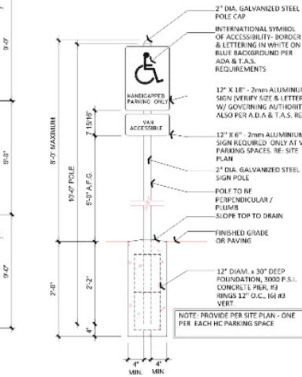
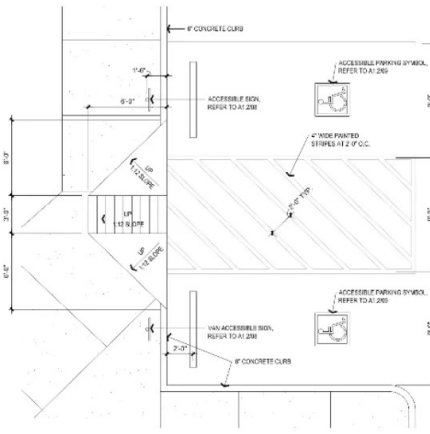
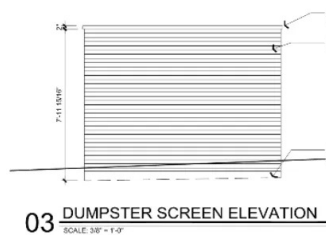
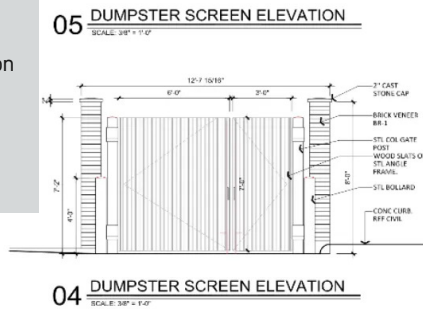
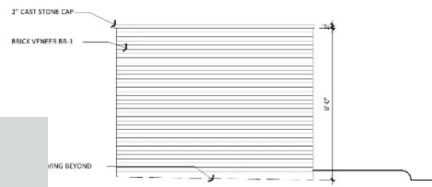
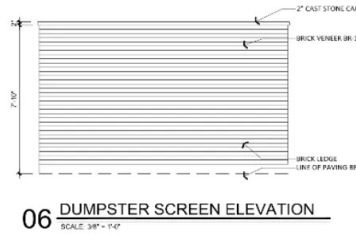
ARMSTRONG BANK
DEWEY, OKLAHOMA

DATE	DESCRIPTION
09.21.15	REVISED
10.21.15	REVISED
12.21.15	REVISED

NCA JOB #
DIMENSIC
FLOOR P

A2.

Site Plans



- Year built: 2017
- Stories: 1; single building
- Foundation: Concrete slab on grade
- Exterior: Brick veneer

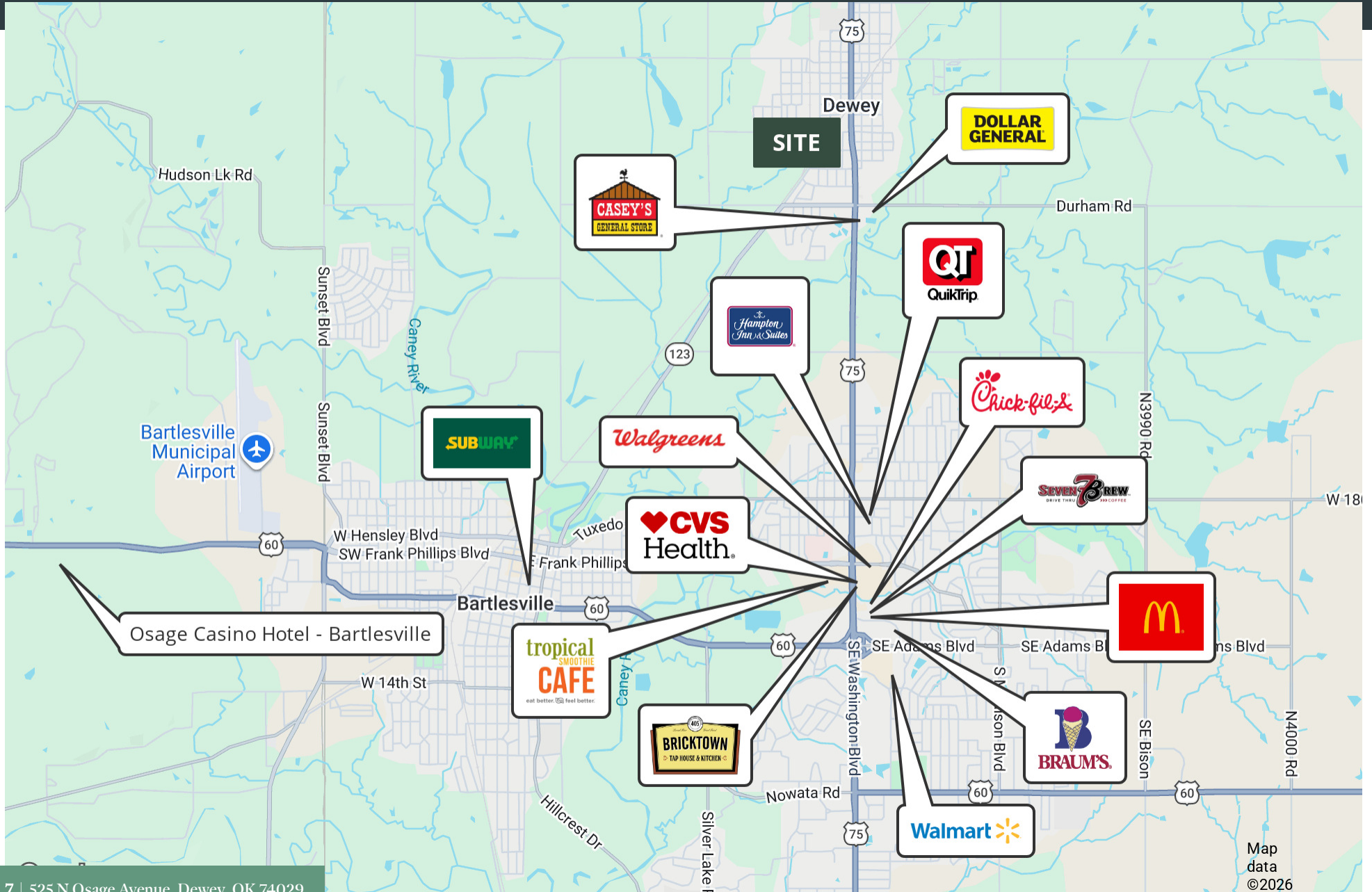
Additional Photos



Additional Photos



Location Map

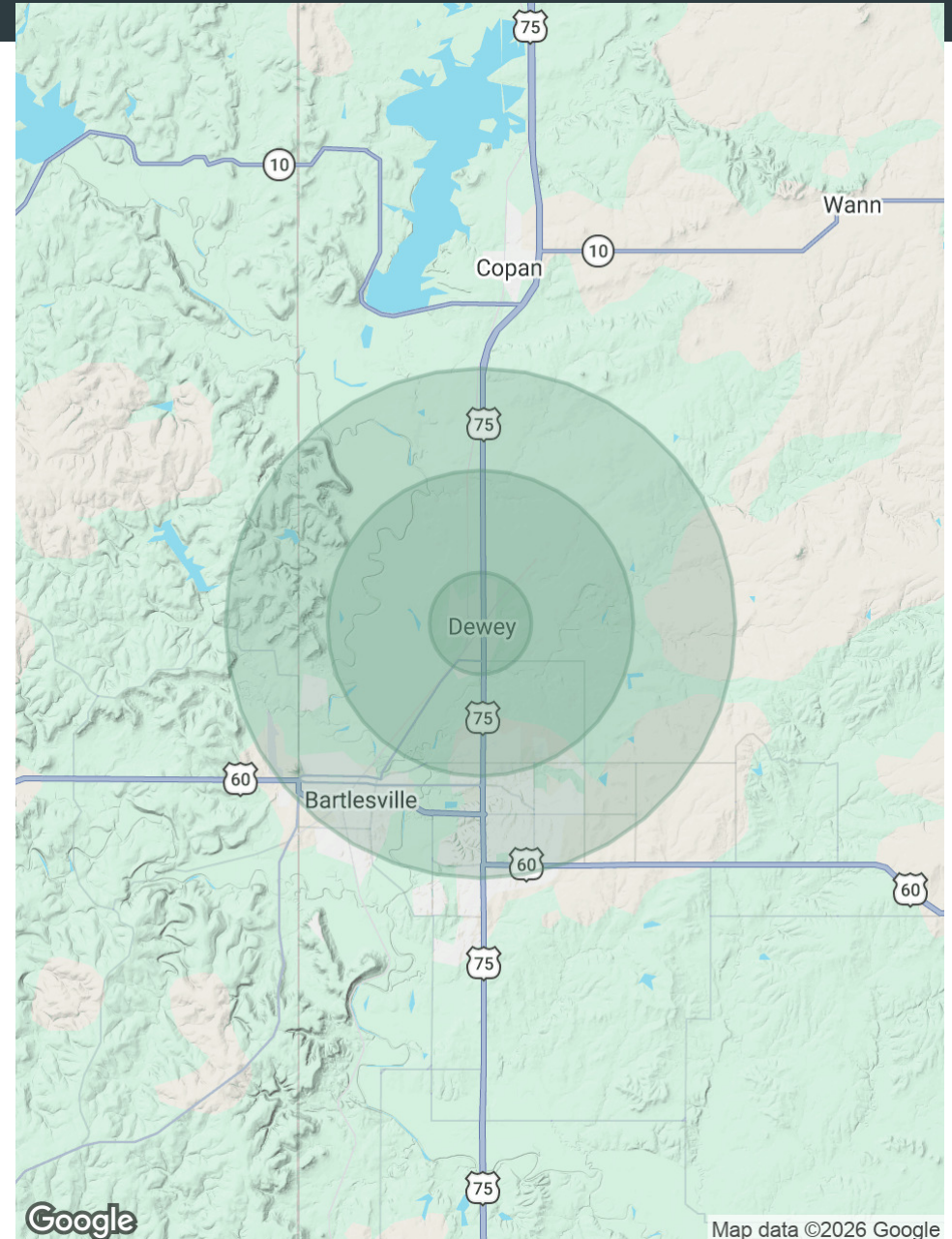


Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	2,369	8,488	32,040
Average Age	47.2	42.3	39.5
Average Age (Male)	49.1	41.4	37.5
Average Age (Female)	42.9	41.6	41.6

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	981	3,290	12,855
# of Persons per HH	2.4	2.6	2.5
Average HH Income	\$56,028	\$71,878	\$74,732
Average House Value	\$137,856	\$140,081	\$151,267

2023 American Community Survey (ACS)



Contact

Kalvin Burghoff

Vice President
832.689.7095
kburghoff@mcgrawcp.com

Neil Dailey, SIOR

Executive Vice President
918.853.7337
ndailey@mcgrawcp.com

Dakota Brasher

Senior Associate
918.948.5778
dbrasher@mcgrawcp.com

MCP MCGRAW
COMMERCIAL
PROPERTIES

MCP - McGraw Commercial Properties
4105 S. Rockford Ave.
Tulsa, OK 74105
mcgrawcp.com

DISCLAIMER: This information has been obtained from sources deemed reliable. MCP has not verified this data for accuracy and assumes no responsibility for errors or omissions in any content. You and / or your advisors should conduct a thorough, independent investigation of the property to confirm all information and the suitability of the property for your needs.