

# FOR SALE OR LEASE



Former Price Chopper Building  
2075 SE Washington Boulevard  
Bartlesville, Oklahoma 74006

## PROPERTY INFORMATION:

- Sale Price – \$600,000
- Lease Rate – \$3 per square foot
- Building Size – 36,000 square feet
- Building Dimensions – 200' W X 180' D
- Lot Size – 2.30 acres
- Lot Dimensions – 289' W X 387' D
- Year Built – 1984

## HIGHLIGHTS:

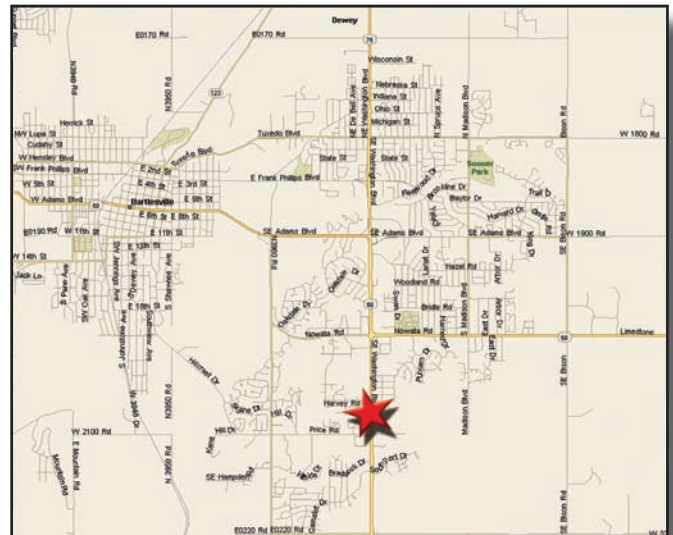
- Former grocery store building
- Great location for retail user needing showroom space, office/warehouse or storage
- Access drive to be built to the rear of the property
- Overhead doors with loading dock
- Great access off Washington Boulevard (Highway 75)

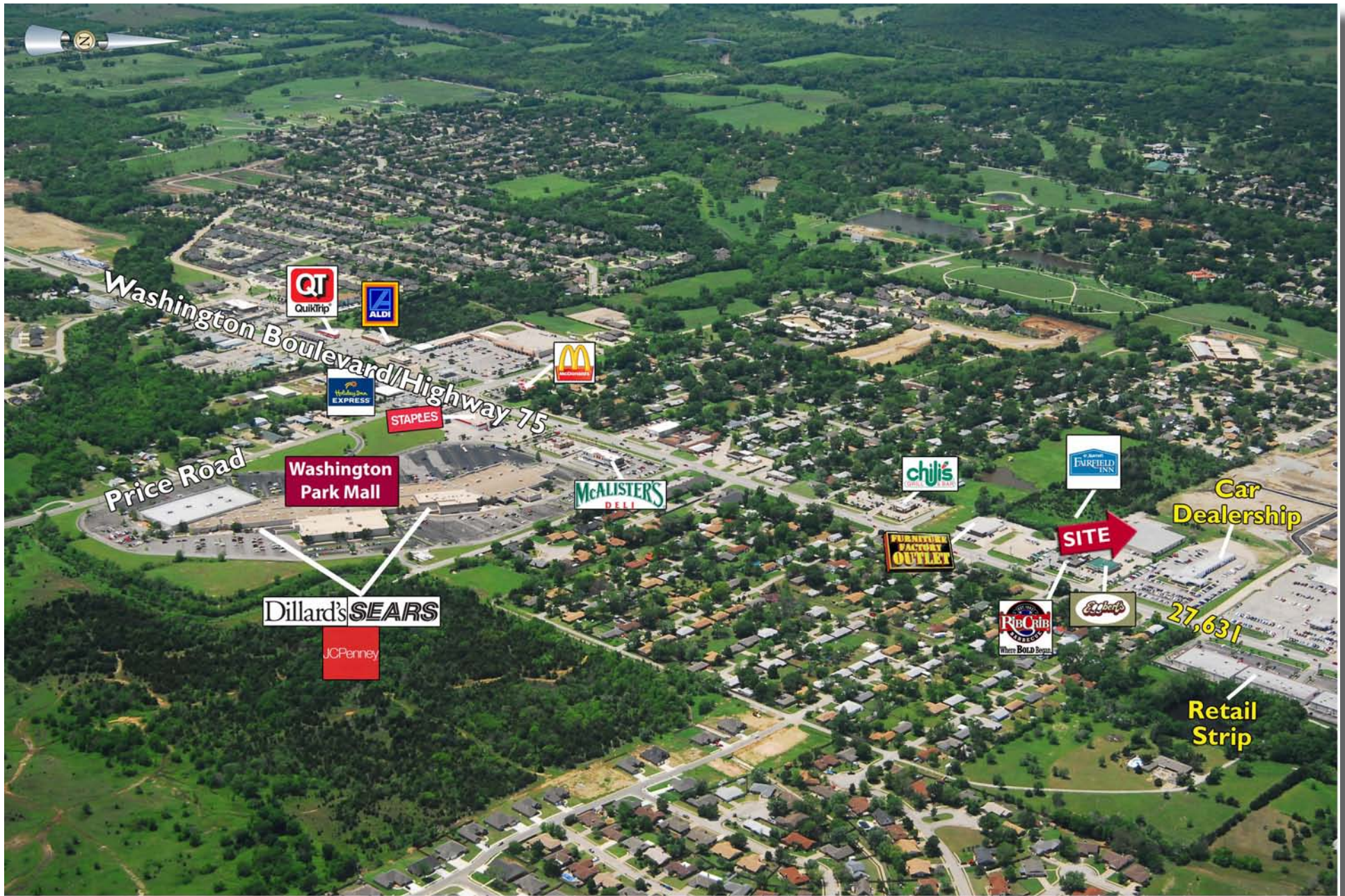
For detailed information contact:

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## DEMOGRAPHICS

|                          | 1 MILE   | 3 MILES  | 5 MILES  |
|--------------------------|----------|----------|----------|
| Population               | 4,903    | 29,403   | 38,071   |
| Average Household Income | \$82,668 | \$66,748 | \$61,528 |
| Daytime Population       | 2,358    | 13,488   | 18,463   |







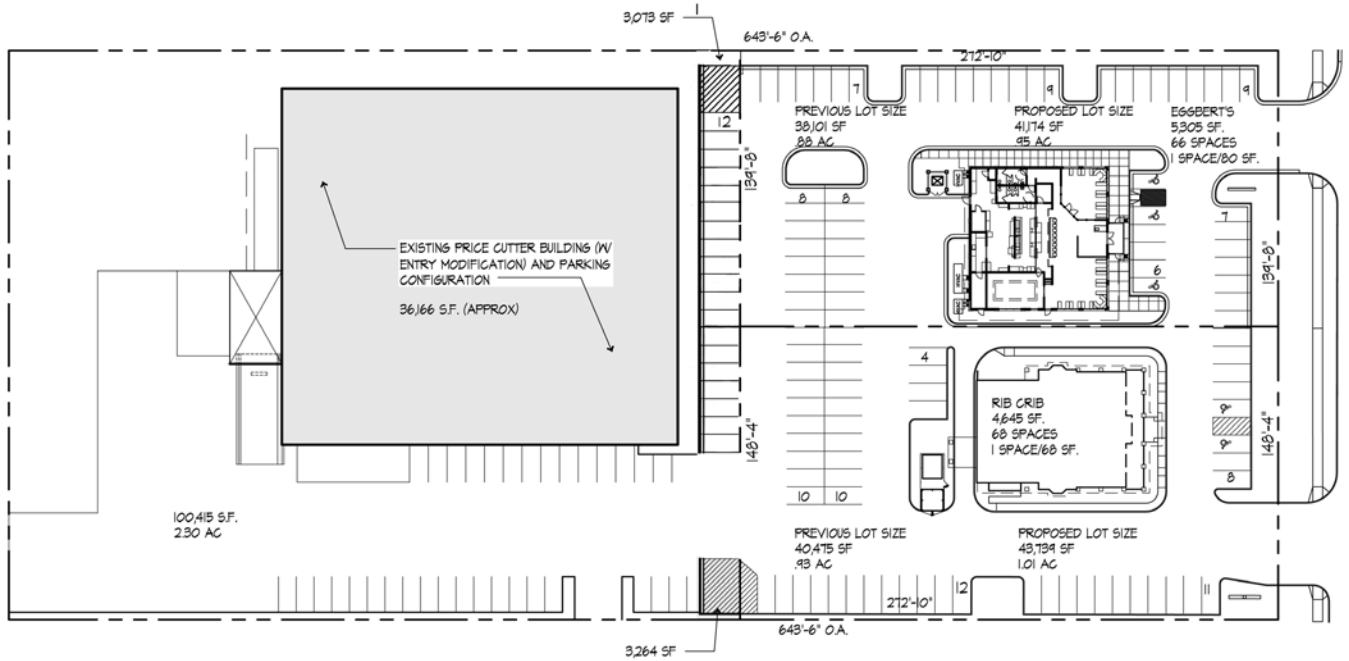
New Road Completed in 2009



Building for Sale/Lease

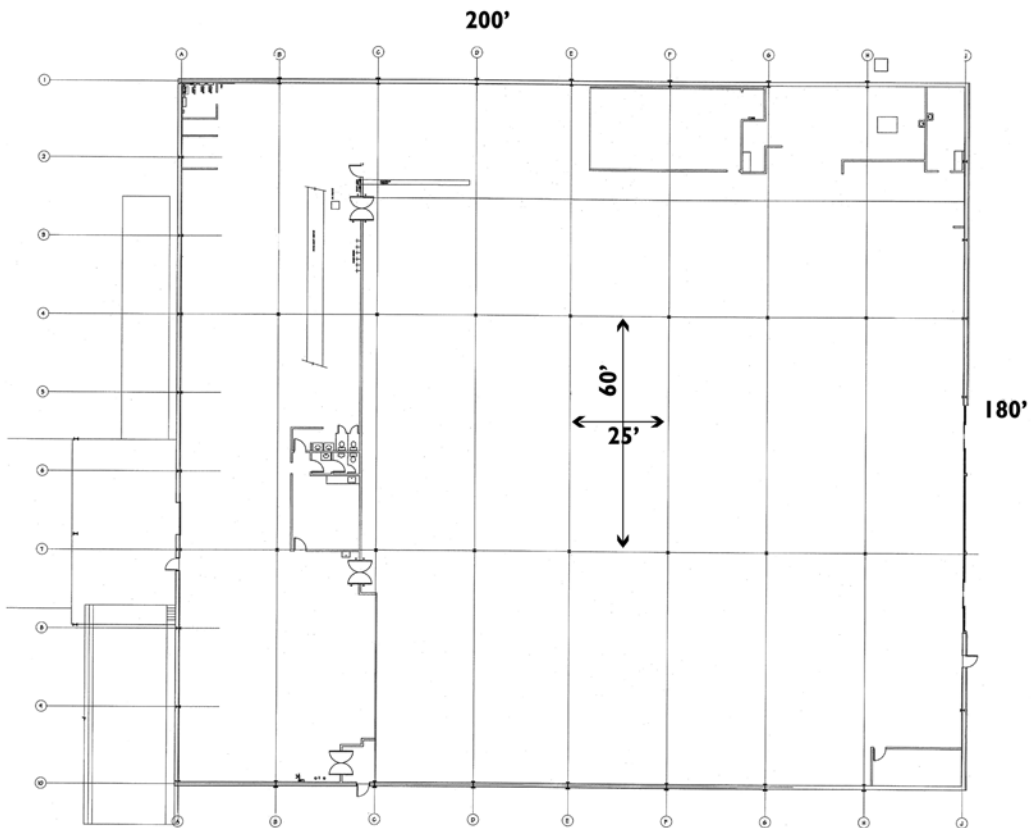


Highway 75



**ILLUSTRATIVE  
SITE PLAN**

SCALE: 1" = 50'



① EXISTING WALL CONFIGURATION

SCALE: 3/32" = 1'-0"

NORTH

