

# OFFICE FOR SALE

4117 NW 122nd Street

# WIGGIN

PROPERTIES, LLC



**Property Type:** Office

**Size:** 12,802 SF (per assessor)  
Divided into 5 suites

**Price:** \$1,200,000

**Construction:** Built in 1983. Wood frame with brick exterior

- Highlights:**
- Fantastic location with quick access to Hefner Parkway, the Kilpatrick Turnpike, Memorial Road, and Mercy Hospital.
  - Just minutes away from Gaillardia, Quail Springs Mall, NW Expressway, Integris Baptist Medical Center and I-44.
  - Great visibility from the surrounding country-club and gated residential communities.
  - Plenty of on-site parking.



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**Traffic Count: 22,850/day**

**Demographics:** 1 Mile 3 Miles 5 Miles

2010 Total Population 6,229 60,524 165,454

Average Household Income \$83,249 \$72,142 \$69,433

**Additional Information:**  
[www.wigginprop.com](http://www.wigginprop.com)

# 842-0100

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