





## MARKET OVERVIEW

Enid Medical Building offers a highly visible location along one of Enid's primary commercial corridors. The property is ideal for medical, dental, or professional users, with excellent frontage, strong traffic exposure, and easy access for patients and staff. Surrounded by established healthcare and retail services, it provides a convenient and strategic setting for long-term growth.

## PROPERTY HIGHLIGHTS

- > Suite M: 2,138 SF Available
- > Located at Lighted Intersection
- > Current Restorations In Progress
- > Main Thoroughfare
- > Conference Room

## TRAFFIC COUNTS

- > Hwy 412: 23,200 VPD

## DEMOGRAPHICS

Enid Metropolitan Area Population	62,529
Avg HH Income	\$86,353
Households	24,065









