

# LAND FOR SALE - 0.92 ACRES

2350 E Alameda Street, Norman, OK 73071



## OFFERING SUMMARY

Sale Price: REDUCED TO \$399,900

Lot Size: 0.92 Acres

Submarket: Moore/Norman

Cross Streets: 24th Ave SE & Alameda

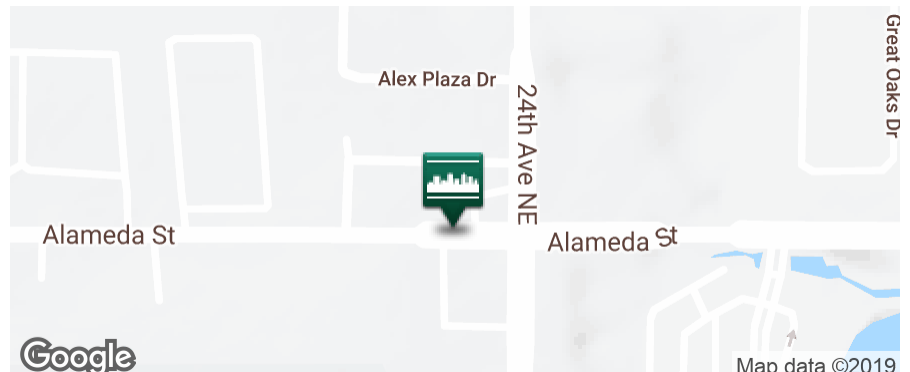
090319

## PROPERTY OVERVIEW

Located at the hard southwest corner of 24th Avenue Se & Alameda Street. This small pad site is ideal for a fast food restaurant, bank or small medical facility.

## PROPERTY HIGHLIGHTS

- Signaled intersection
- Easy Access
- Highly visible



## EV ERNST

Retail Specialist

eernst@priceedwards.com

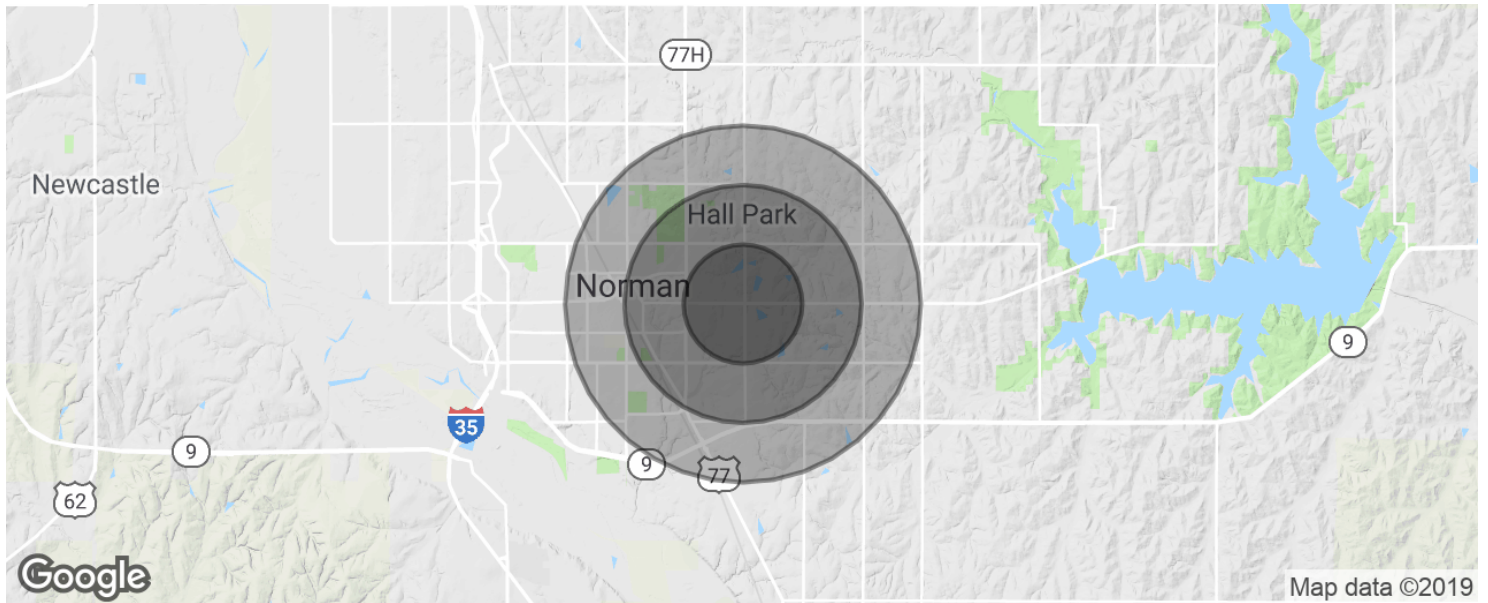
405.843.7474

210 Park Ave, Suite 700, Oklahoma City, OK 73102

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## POPULATION

	1 MILE	2 MILES	3 MILES
Total population	7,977	26,470	50,138
Median age	28.3	28.8	28.0
Median age (Male)	28.0	28.4	27.7
Median age (Female)	28.8	29.1	28.2

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	3,207	10,976	18,910
# of persons per HH	2.5	2.4	2.7
Average HH income	\$44,316	\$49,494	\$49,818
Average house value	\$124,685	\$138,955	\$141,368

\* Demographic data derived from 2010 US Census

## TRAFFIC COUNTS

24th Ave NE	north	8,824
24th Ave NE	south	11,144
Alameda St	east	9,538
Alameda St	west	15,624

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