

North Penn Commercial Lot

14434 North Pennsylvania Avenue, Oklahoma City, OK 73134



PROPERTY SUMMARY

Combined Price: \$1,600,000

Total Lot Size: 2.52 Acres

APN #: R214451020 & R214451010

Zoning: C-3 (PUD-1324)

Market: Oklahoma City

Cross Streets: N. Pennsylvania / NW 145th St.



PROPERTY OVERVIEW

Grant Group CRE is pleased to present for sale two separate adjacent tracts of commercially zoned vacant land located at 14434 & 14450 N. Pennsylvania in NW OKC. The properties are offered at \$14.55/SF and are available to purchase individually or as a combined site. Lot 1 is ±.91 acres and Lot 2 is ±1.62 Acres. The sites are ideally positioned just one lot in from the north Pennsylvania Avenue/Northwest 145th Street intersection, which carries an estimated 28,000 vehicles per day. The site is surrounded by both a mix of diverse national retail as well as dense housing and permits a wide range of commercial uses including retail, office, shopping center, medical facilities and hospitality. The parcel is level, pad-ready, with all public utilities available at the site, making it immediately developable.

PROPERTY HIGHLIGHTS

- Level, pad ready sites
- All public utilities available
- 28K VPD at N. Penn/NW 145th Intersection
- Offered at \$14.55/SF
- Available individually or as combined purchase

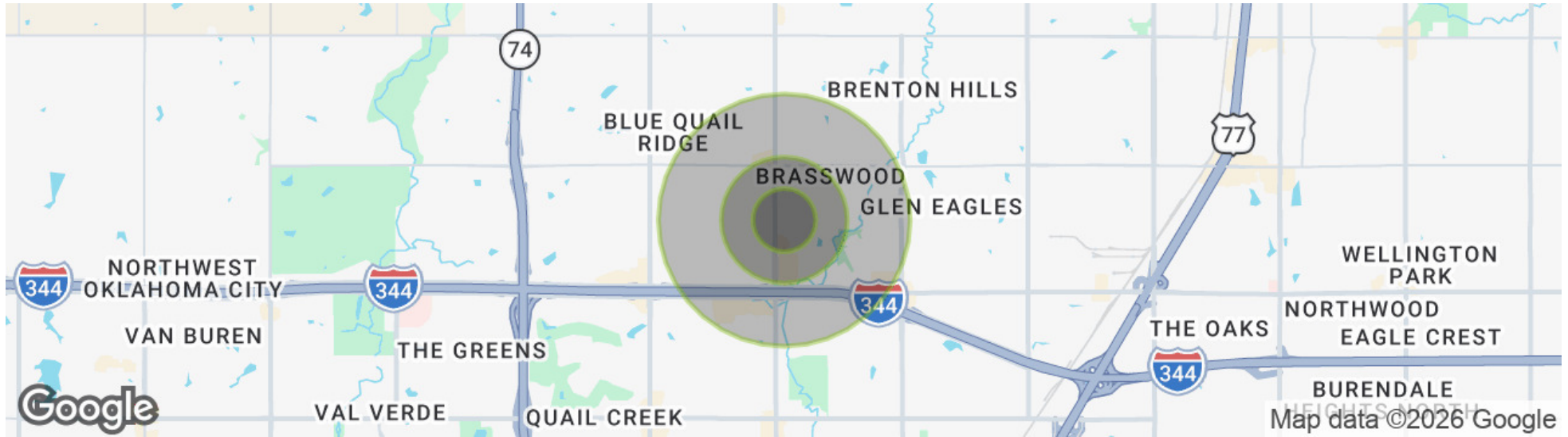
FOR MORE INFORMATION, PLEASE CONTACT:

Casey Massegee, CCIM Principal | P: 405.285.2100 X102 | cmassegee@grantgroupok.com

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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	742	2,877	10,077
Average Age	30.9	32.2	33.6
Average Age (Male)	30.6	31.8	32.0
Average Age (Female)	40.3	38.6	37.5

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	478	1,718	5,112
# of Persons per HH	1.6	1.7	2.0
Average HH Income	\$66,219	\$73,360	\$96,615
Average House Value	\$238,717	\$247,752	\$263,158

2023 American Community Survey (ACS)

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