

SE CORNER OF HICKORY AND TAFT - SAPULPA OK | FOR SALE OR LEASE

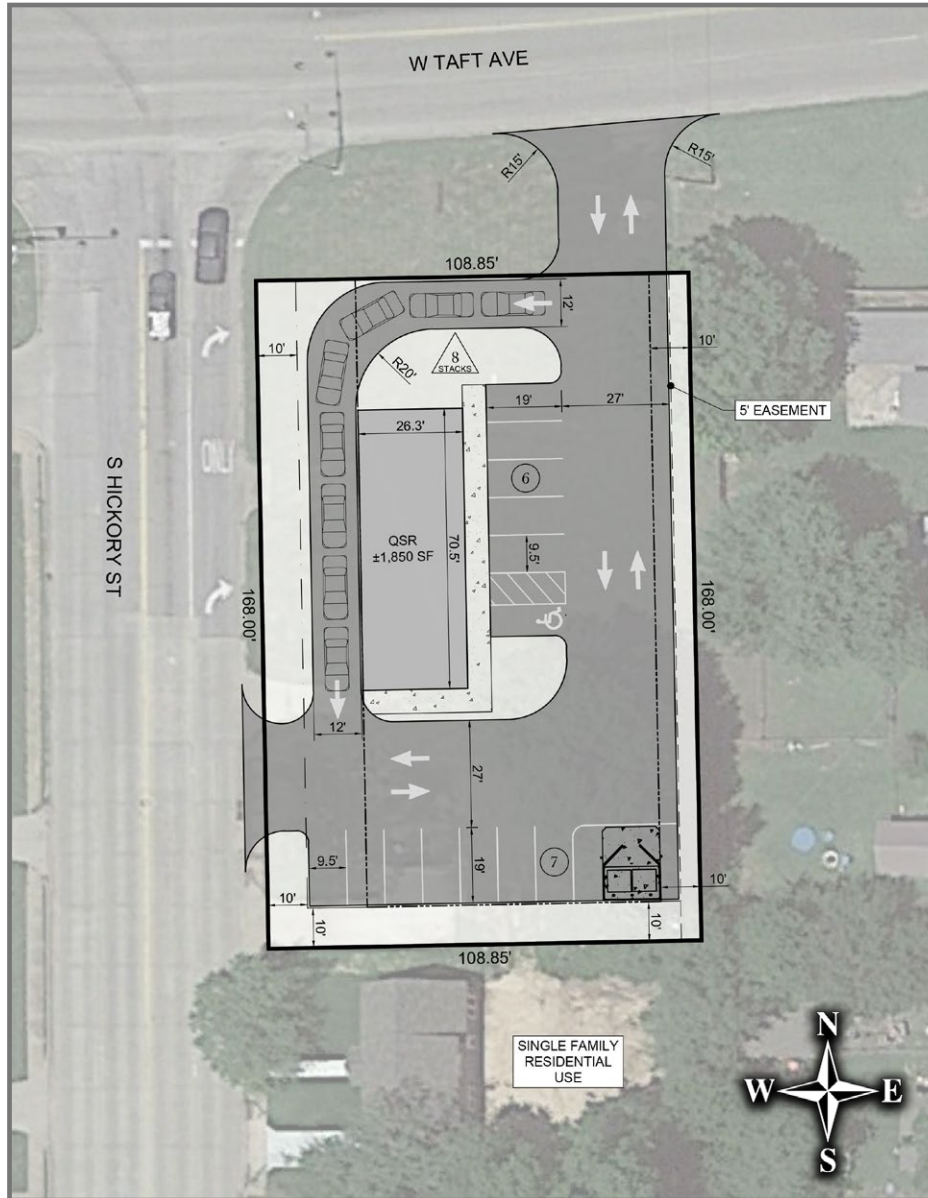


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RETAIL SITE GROUP, LLC
2932 NW 122ND STREET, STE 7
OKLAHOMA CITY, OK 73120

SE CORNER OF HICKORY AND TAFT - SAPULPA OK - OVERVIEW



Property Details & Highlights

- Sales Price - \$650,000
- Ground Lease or BTS - Call for Pricing
- Acreage: 0.42 Total AC
- Prime hard corner location with over 25,000 VPD
- Neighboring Tenants are Reasor's Grocery, Burgers N' More, Phillips 66, Sally Beauty, T-Mobile, Walmart, Ace Hardware, and Walgreens
- Centrally located in between two grocers at one of the top intersections in Sapulpa

Traffic Counts

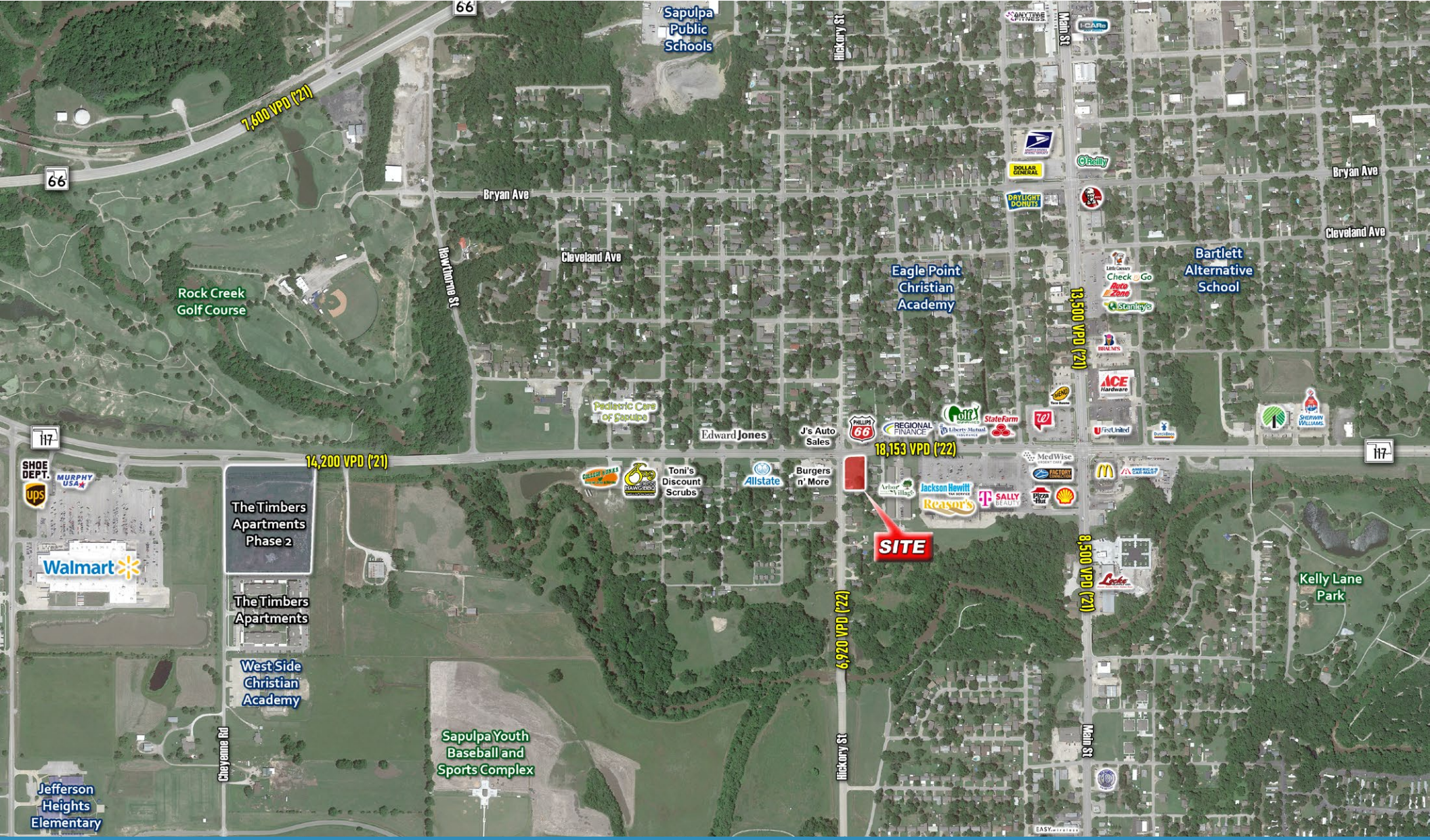
Taft Ave: 18,153 AADT (INCOG 2022)

Hickory Ave: 6,920 AADT (INCOG 2022)

Demographic Snapshot - 1-3-5 Mile Radius Rings

2023 POPULATION	DAYTIME POP.	AVG HH INCOME
1-Mile: 5,618	1-Mile: 7,721	1-Mile: \$61,392
3-Mile: 20,256	3-Mile: 19,630	3-Mile: \$71,159
5-Mile: 30,420	5-Mile: 28,049	5-Mile: \$78,775

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