

UNISON

8601 BROADWAY EXT, OKLAHOMA CITY, OK 73114



GIRMA MOANING

retail investment specialist
gmoaning@pricedwards.com
O: 405.239.1244 C: 405.664.0062

Sale Price

\$409,500 - \$871,200

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PROPERTY DESCRIPTION

This property presents an ideal canvas for creating a dynamic commercial space tailored to meet the market's diverse needs. Take advantage of the favorable zoning and strategic position to bring your vision to life and capitalize on the thriving business landscape.

OFFERING SUMMARY

Sale Price:	\$409,500 - \$871,200
Pad Sizes:	3,000 - 7,200 SF
Total Acreage:	7.45 Acres

TRAFFIC COUNTS

Broadway Extension	north	103,000
Broadway Extension	south	99,700

PROPERTY HIGHLIGHTS

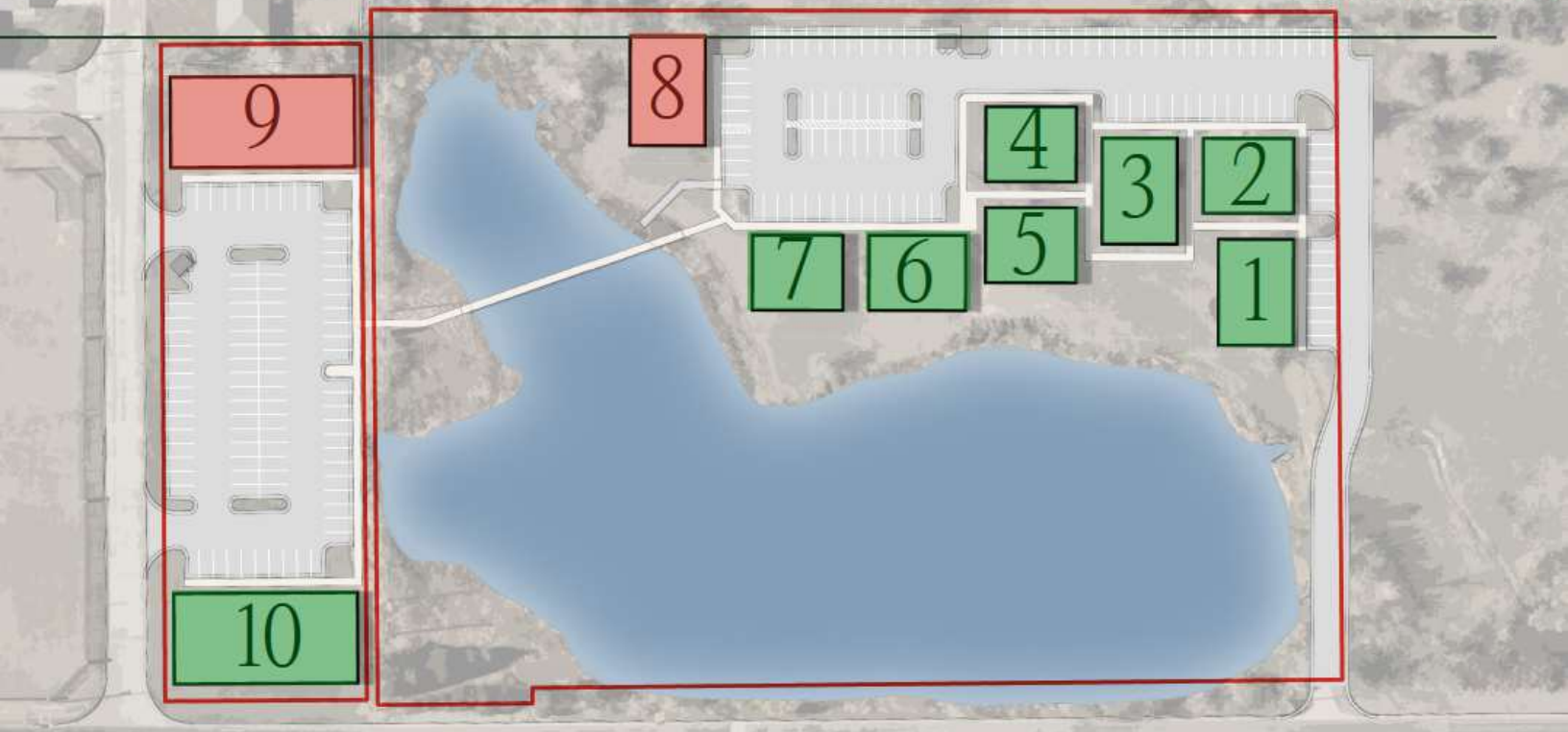
- Shovel Ready Pad Sites
- 192 Parking Spaces
- Utilities, parking, and entitlements provided
- Zoned for versatile development potential
- Prime location in bustling Oklahoma City area
- Favorable zoning for diverse business opportunities
- Strategic position for maximum market exposure
- Proximity to key amenities and transportation hubs
- Potential for tailored commercial space creation
- Positioned for long-term value appreciation

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OF LOTS 10 | TOTAL LOT SIZE 3,000 - 7,200 SF | TOTAL LOT PRICE \$409,500 - \$871,200 | BEST USE -

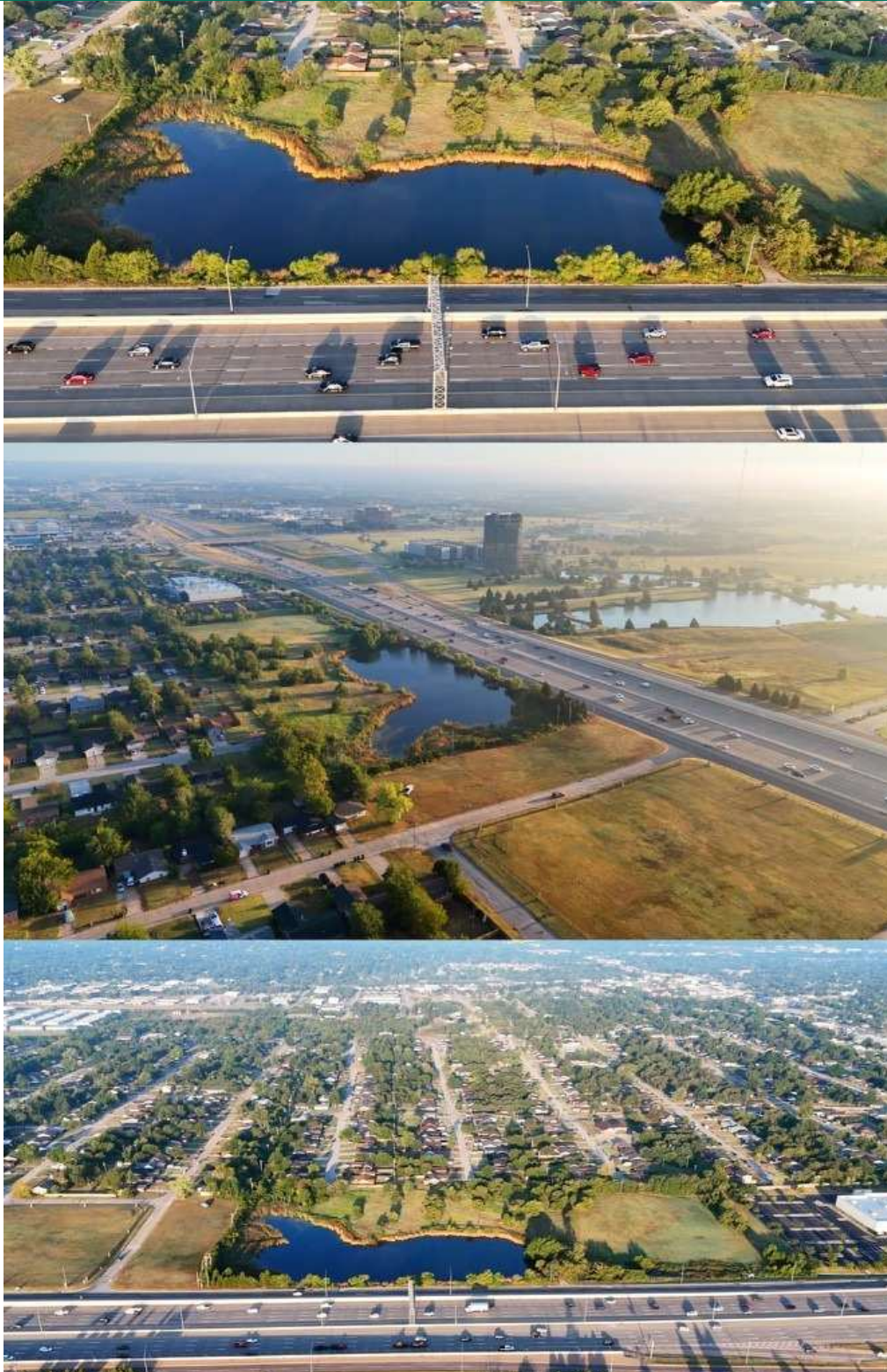
STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available	1			Office	3,000 SF	\$409,500	
Available	2			Retail-Pad	3,500 SF	\$484,000	
Available	3			Retail	3,500 SF	\$462,000	
Available	4			Office	3,000 SF	\$409,500	
Available	5			Office	3,000 SF	\$409,500	
Available	6			Office	3,200 SF	\$430,500	
Available	7			Office	3,000 SF	\$421,200	
Available	10			Retail-Pad	7,200 SF	\$871,200	

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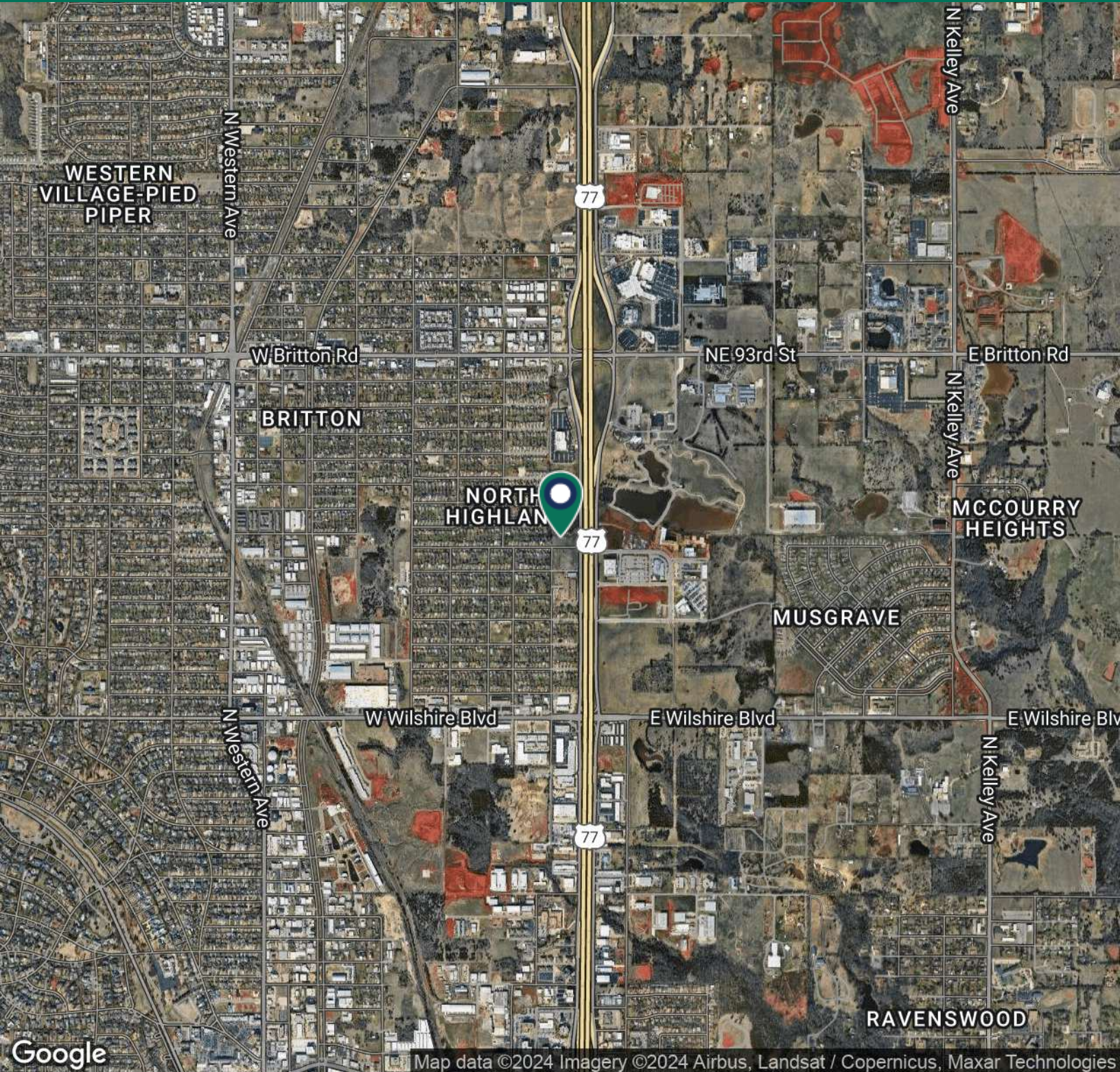
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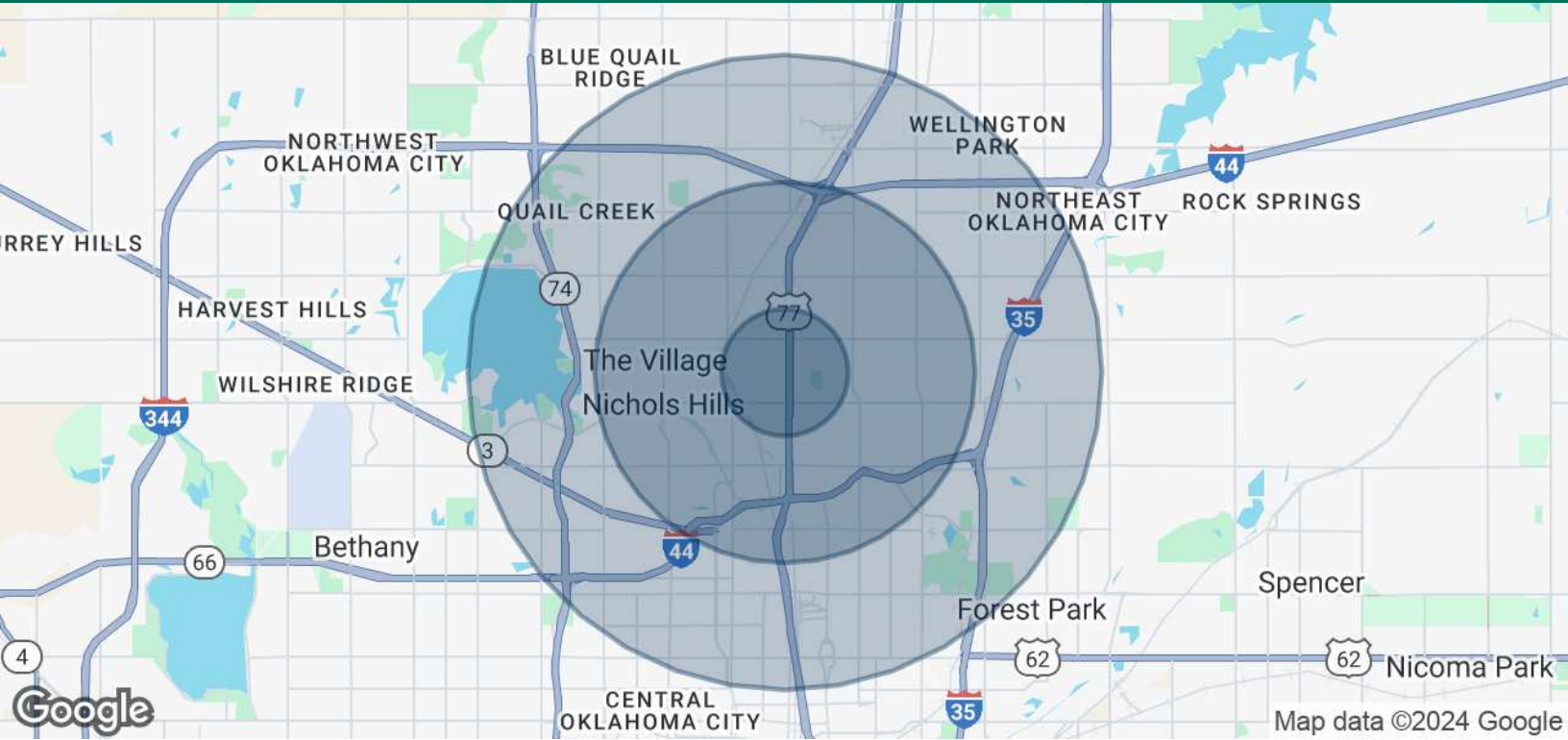
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,733	49,231	151,033
Average Age	35	40	40
Average Age (Male)	33	38	38
Average Age (Female)	36	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,144	22,407	68,970
# of Persons per HH	2.7	2.2	2.2
Average HH Income	\$54,578	\$90,564	\$90,615
Average House Value	\$220,506	\$352,200	\$317,072

Demographics data derived from AlphaMap

11052024

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