

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$349,500
Building Size:	2,220 SF
Lot Size:	17,424 SF
Number of Units:	1
Price / SF:	\$157.43
Year Built:	1970
Zoning:	C-3
Market:	Bethany
Submarket:	Oklahoma City

PROPERTY OVERVIEW

This Flexible Building located at 5310 North Rockwell Avenue is a 2,200-square-foot freestanding building with plenty of parking and a fenced yard (that can be expanded) and the potential to install a drive-thru in Bethany, Oklahoma. This property is strategically situated with 140 feet of frontage on the busy thoroughfare of North Rockwell Avenue directly across from the Wiley Post Airport. This is an optimal investment opportunity with excellent visibility in a high-traffic area, where close to 20,000 vehicles pass daily. The storefront is established among a sizeable population of 190,414 people that generate an average household income of \$73,962 within just a five-mile radius. Consumers spend a massive \$2.2 billion annually within this distance. The Bethany community is projected to continue in its residential growth in the next few years to come.

PROPERTY HIGHLIGHTS

- Free Standing
- Large Fenced Yard with additional area to potentially be fenced
- Pylon Sign
- Easy Access
- ADA Restrooms
- Located in an improvement district

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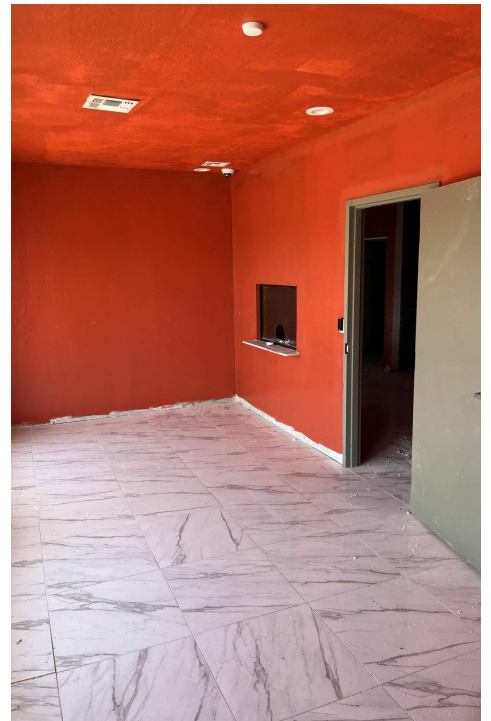
ADDITIONAL PHOTOS



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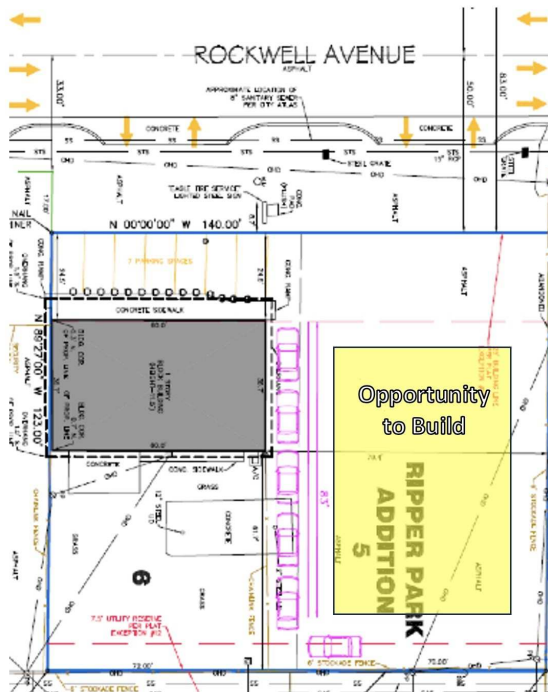
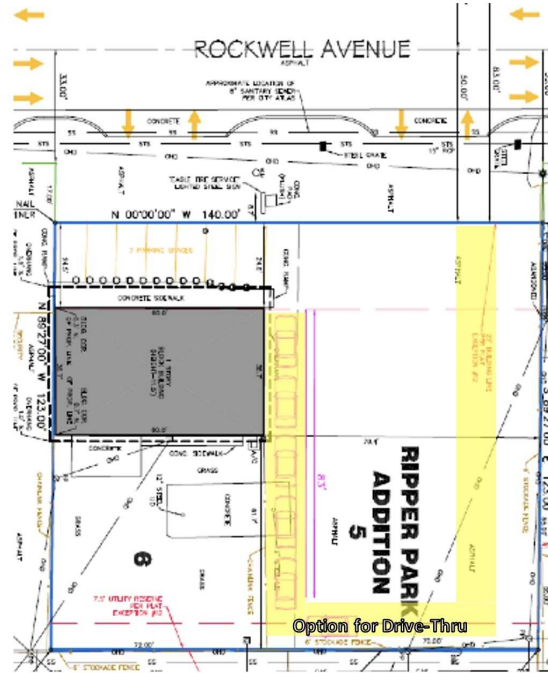
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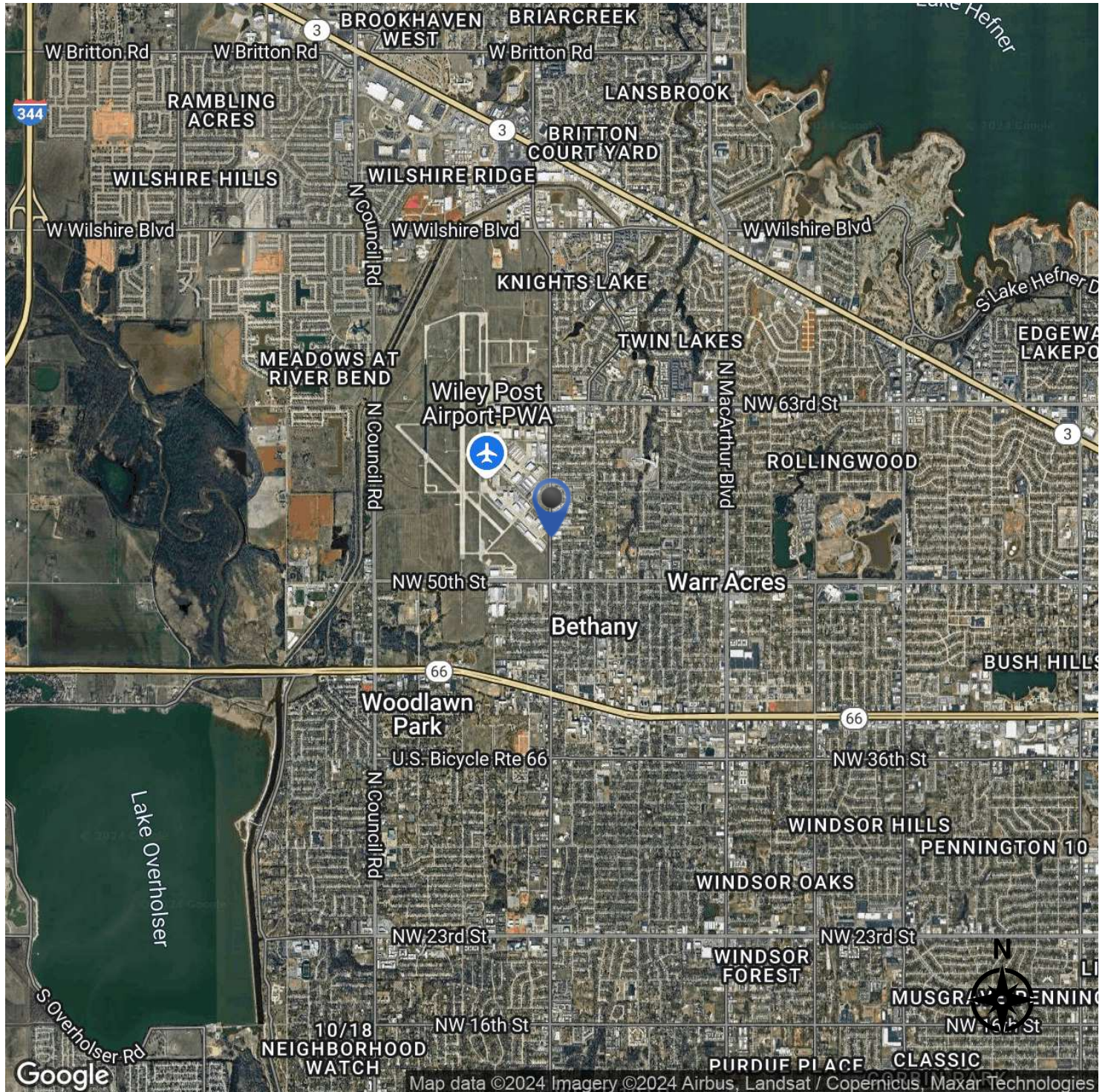
SITE PLANS



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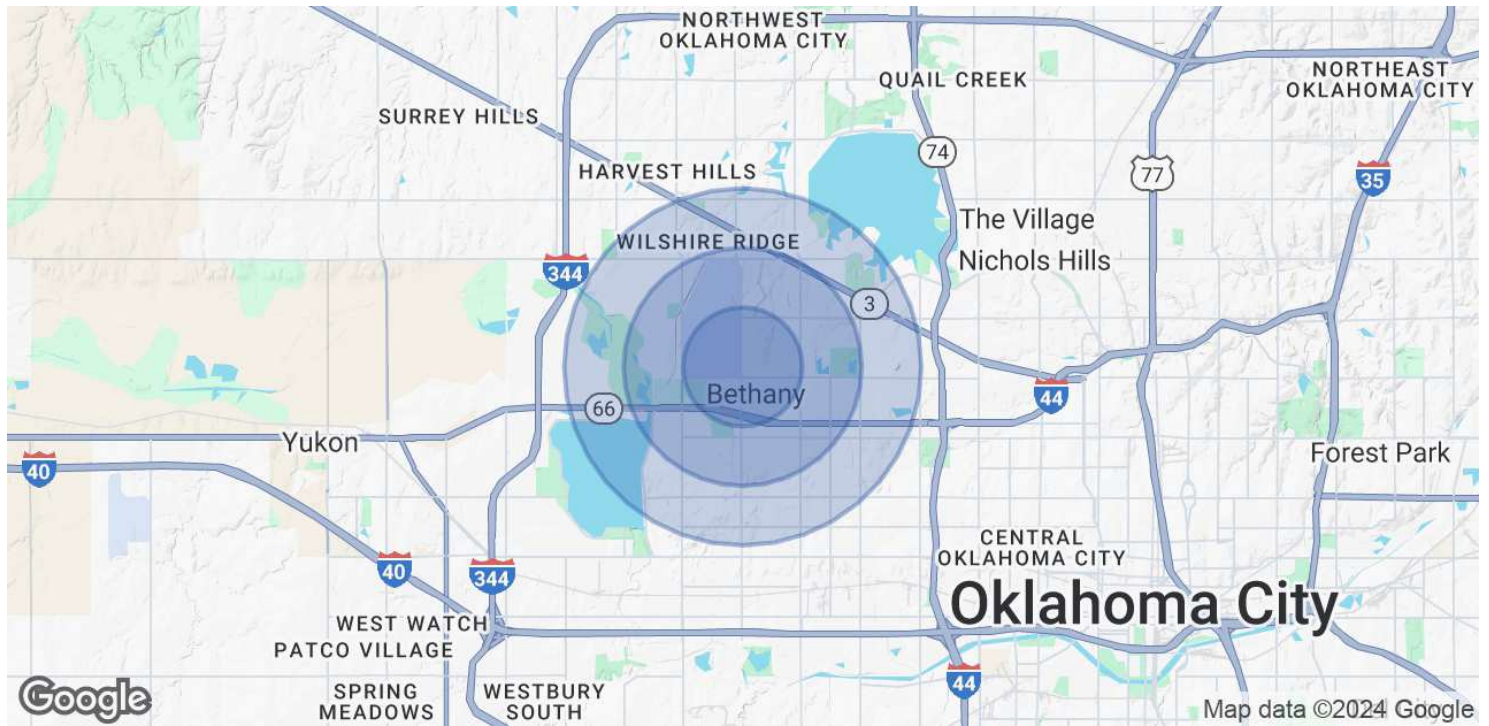
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



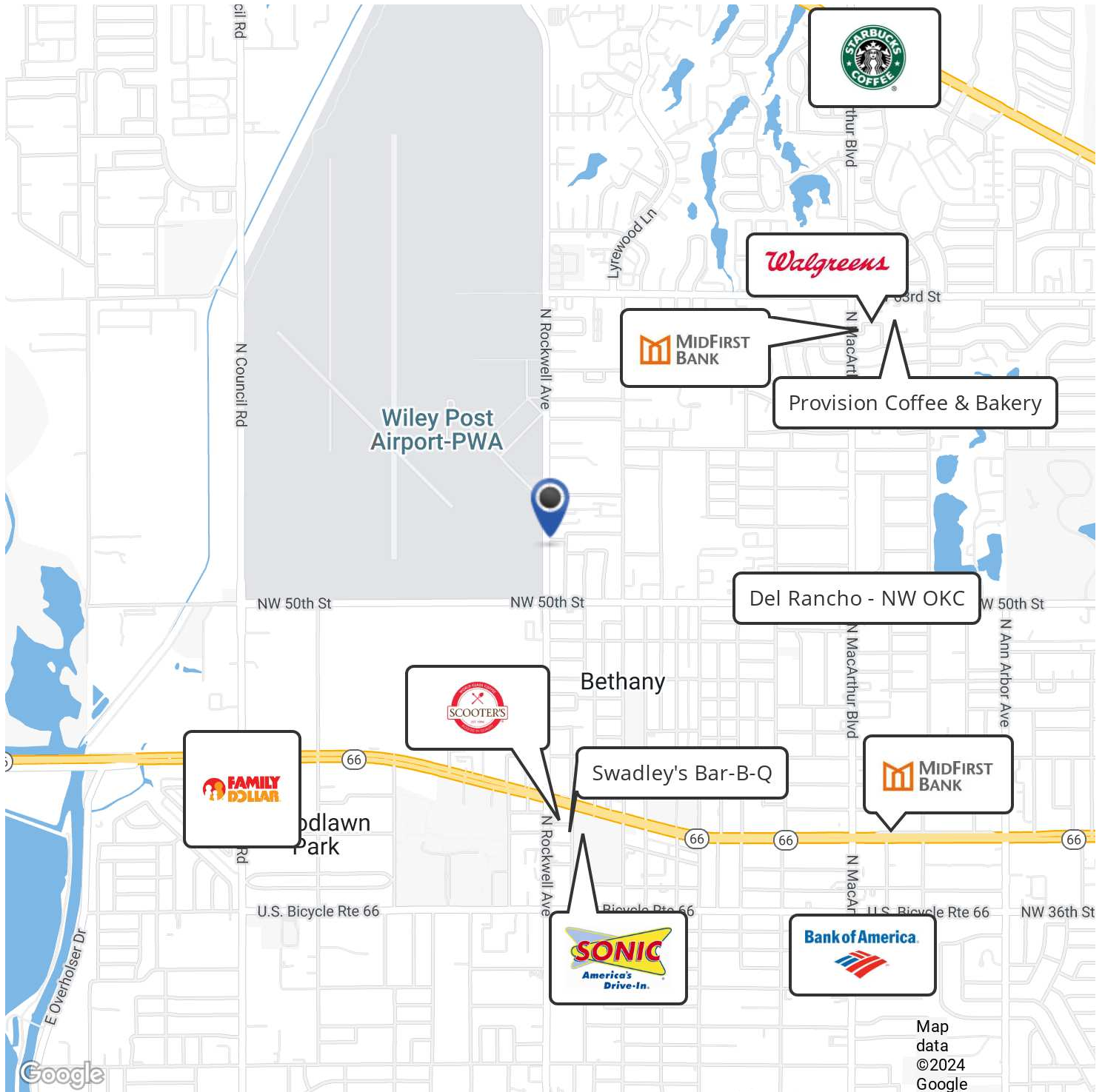
POPULATION	1 MILE	2 MILES	3 MILES
Total Population	6,929	33,731	80,980
Average Age	30.2	35.9	35.2
Average Age (Male)	27.5	33.1	34.0
Average Age (Female)	31.0	36.4	35.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,779	15,396	35,430
# of Persons per HH	2.5	2.2	2.3
Average HH Income	\$53,838	\$54,326	\$57,145
Average House Value	\$106,673	\$125,996	\$132,518

2020 American Community Survey (ACS)

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RETAILER MAP



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