

FOR SALE

601 N. KEY BLVD

601 N KEY BLVD, OKLAHOMA CITY, OK 73110



BANTA
Property Group

BANTA PROPERTY GROUP, LLC

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OFFERING SUMMARY

Sale Price:	\$370,000
Building Size:	3,090 SF
Available SF:	1,420 SF
Lot Size:	12,852 SF
Number of Units:	1
Price / SF:	\$119.74
Year Built:	1946

PROPERTY OVERVIEW

Business Opportunity: A neighborhood convenience store that has been operating under the same ownership for over 24 years.

Additional Space: An extra 1,420 square feet is attached to the property, offering potential for business expansion or additional lease income.

Longstanding Business: The current owner has managed this location for a long time, which could offer a stable customer base and an established operation.

This type of property could be an excellent opportunity for someone looking to step into a well-established business with room for growth.

PROPERTY HIGHLIGHTS

- Close proximity to SE 29th and Midwest Blvd
- Operator has been in place for over 24 years

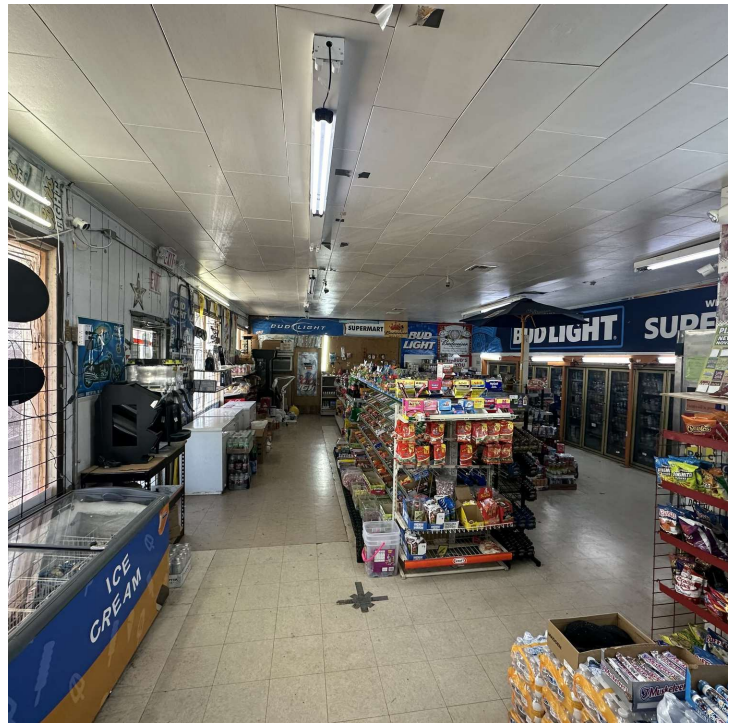
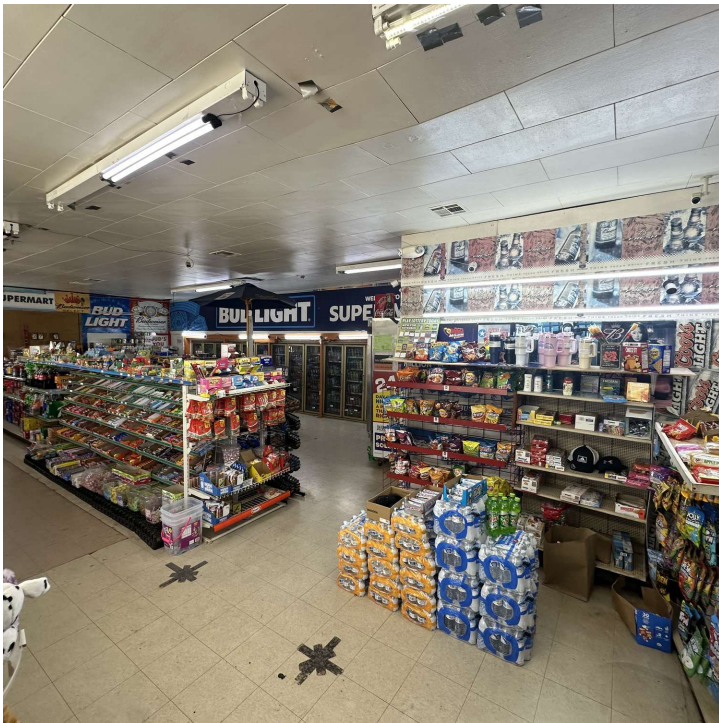
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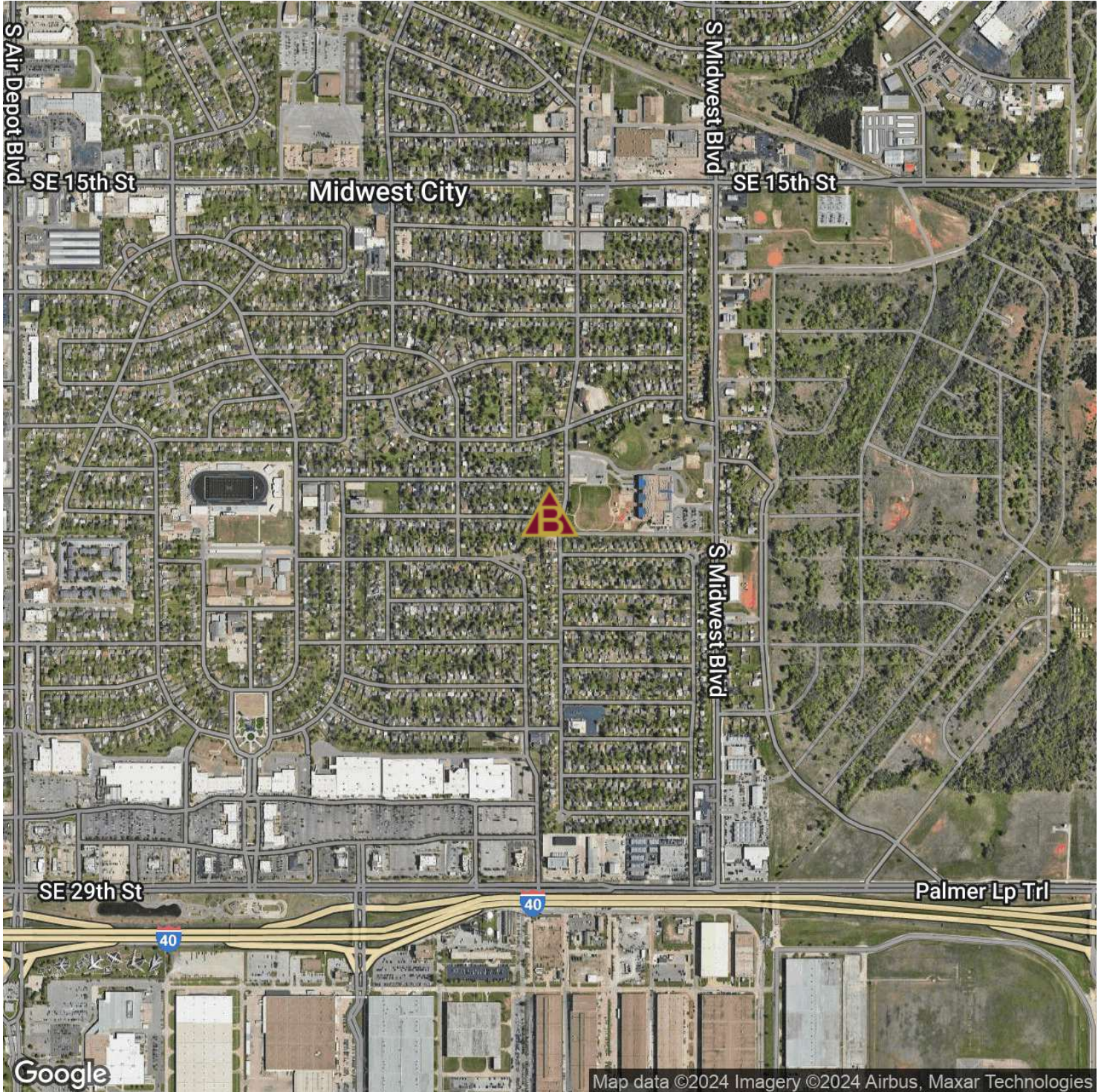
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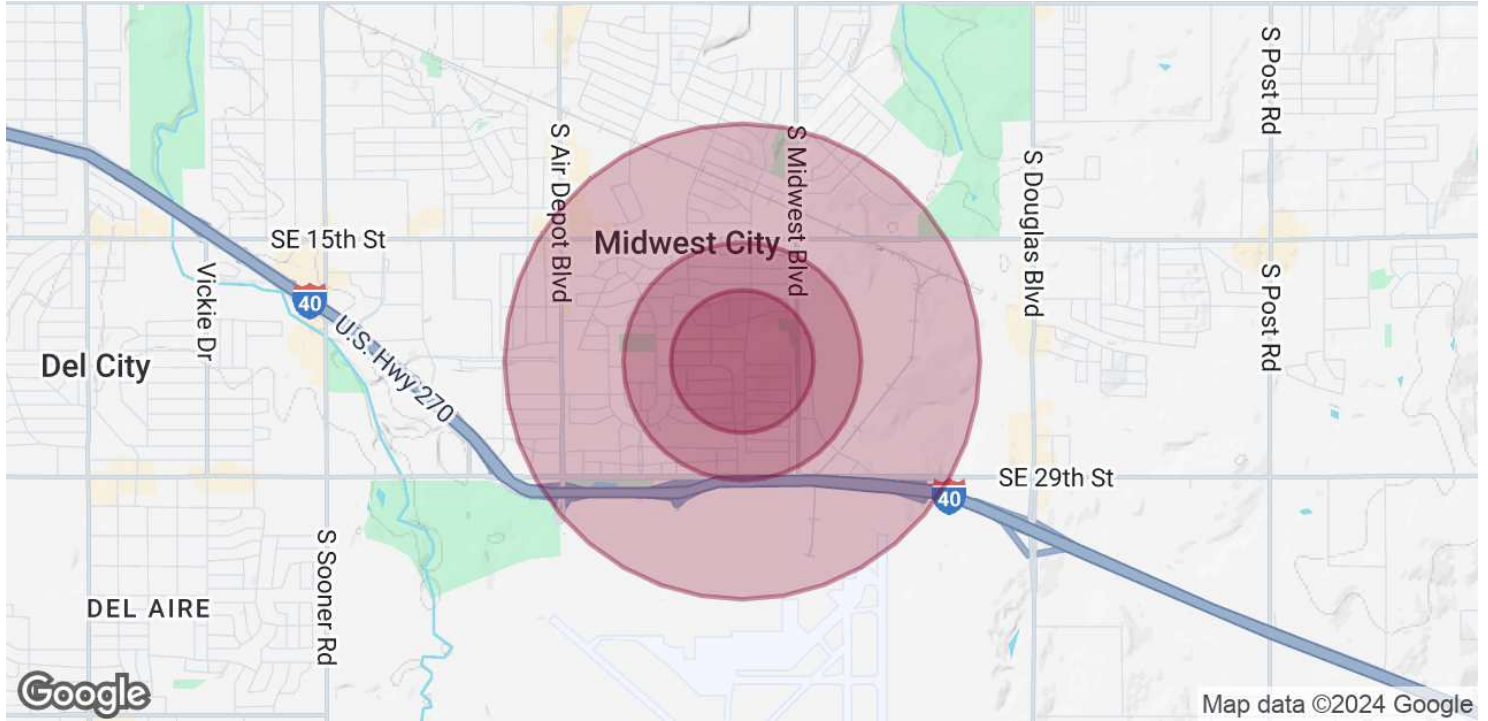
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,076	2,953	6,705
Average Age	36	36	37
Average Age (Male)	36	36	36
Average Age (Female)	37	37	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	472	1,266	2,974
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$55,883	\$55,858	\$57,577
Average House Value	\$149,387	\$150,474	\$147,087

Demographics data derived from AlphaMap