

FOR SALE

9110 N WESTERN
AVE

9110 N WESTERN AVE, OKLAHOMA CITY, OK
73114



BANTA
Property Group

BANTA PROPERTY GROUP, LLC

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308 SW 25TH, OKLAHOMA CITY, OK 73109

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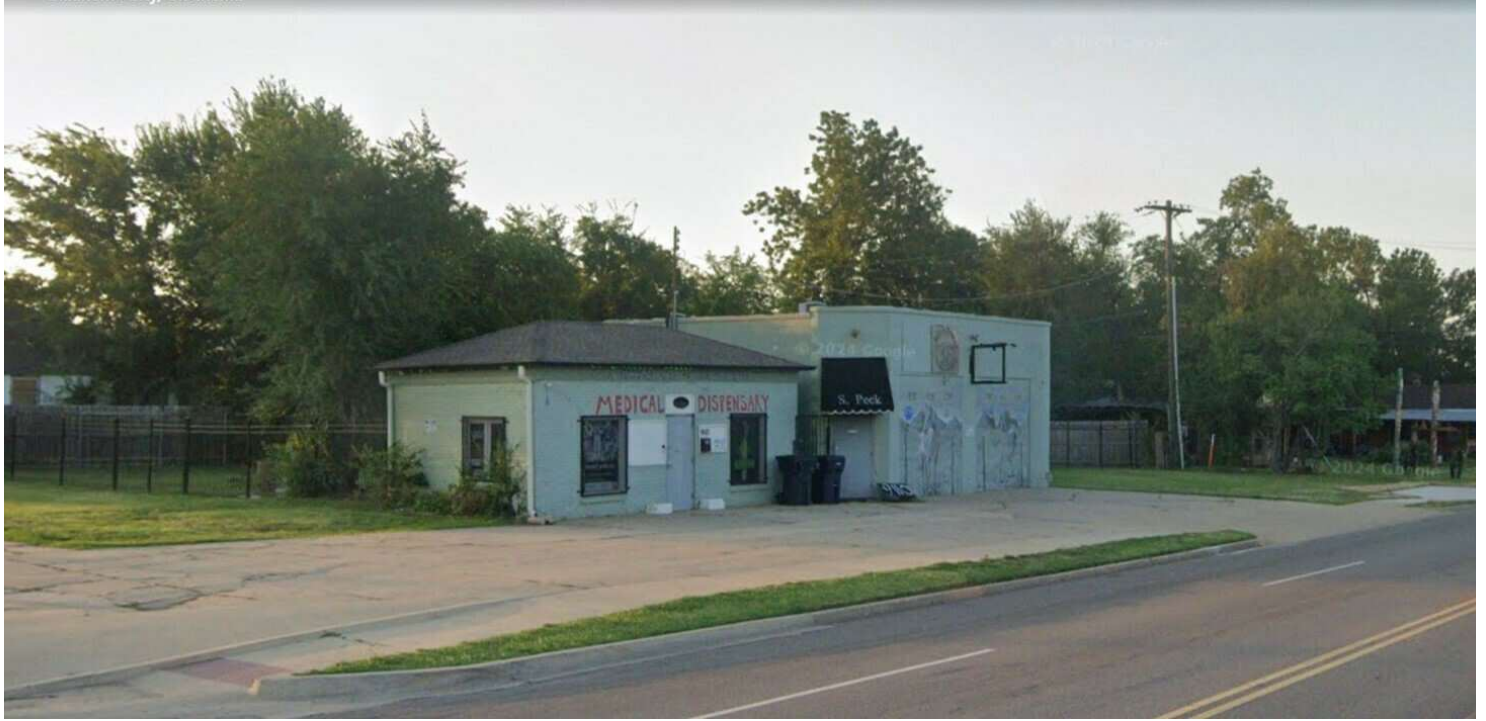
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OFFERING SUMMARY

Sale Price:	\$350,000
Building Size:	1,180 SF
Available SF:	1,180 SF
Lot Size:	14,000 SF
Number of Units:	1
Price / SF:	\$296.61
Year Built:	1947
Zoning:	C-3
Traffic Count:	14,562

PROPERTY OVERVIEW

Nestled in the sought-after NW Oklahoma City area near Nichols Hills and The Britton District, this property is a great opportunity for several uses. Prime corner site for development for a free-standing retailer. Existing building could be redeveloped for a small office or industrial user. Great visibility with high traffic counts. Convenient to I-235 and surrounded by several retailers.

PROPERTY HIGHLIGHTS

- Free Standing Building
- Large Fenced Yard
- Corner Lot

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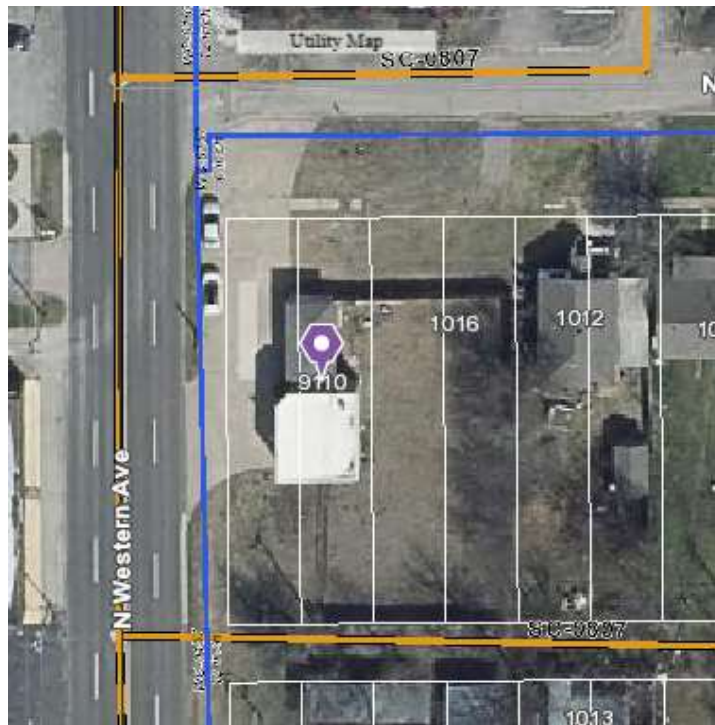
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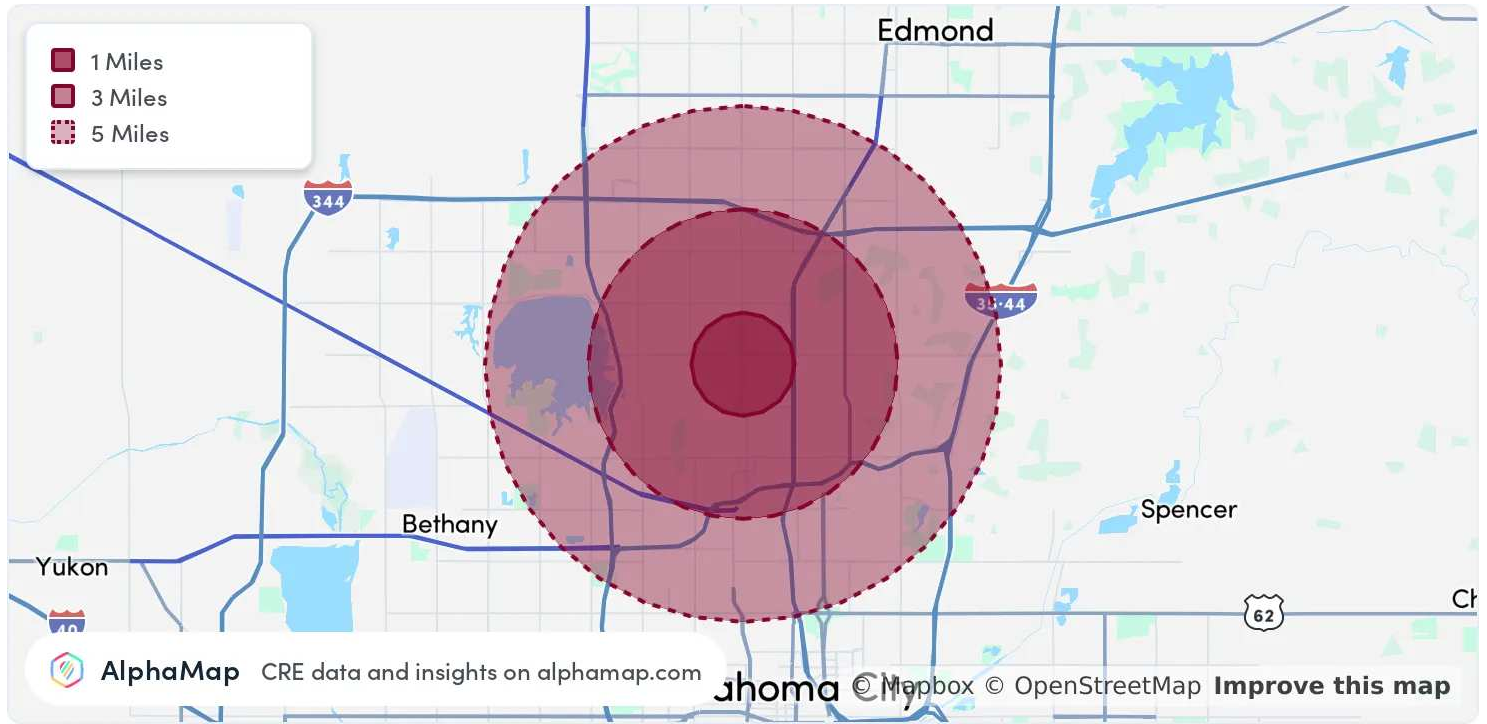
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,854	61,752	173,876
Average Age	35	40	40
Average Age (Male)	34	38	39
Average Age (Female)	37	41	41
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,801	28,849	78,915
Persons per HH	2.5	2.1	2.2
Average HH Income	\$78,251	\$89,066	\$90,326
Average House Value	\$293,834	\$334,079	\$303,330
Per Capita Income	\$31,300	\$42,412	\$41,057

Map and demographics data derived from AlphaMap

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