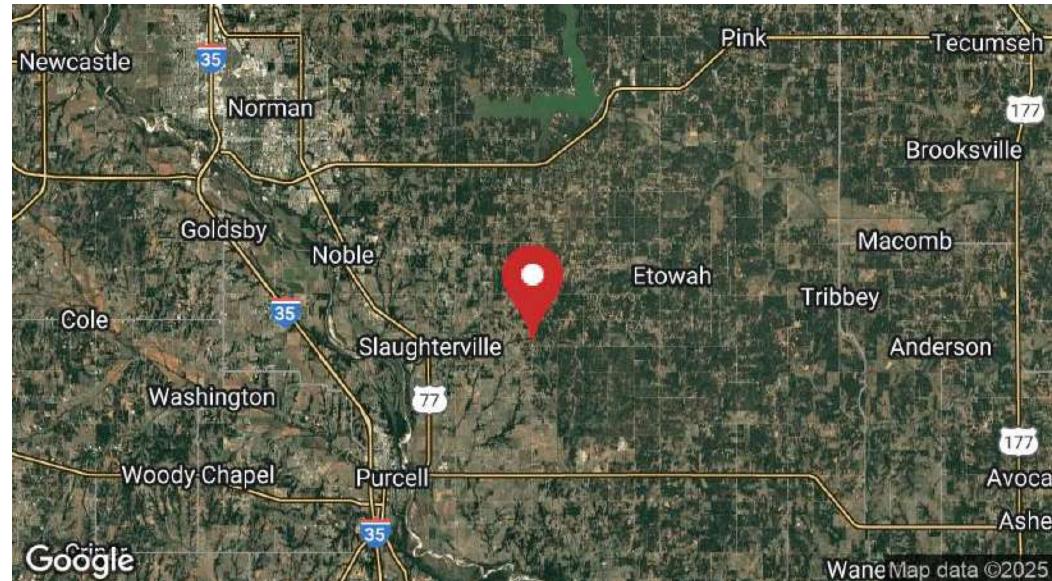




12001 Slaughterville Rd, Lexington, OK 73051



## PROPERTY DESCRIPTION

Great opportunity to own a fully operational convenience store and gas station in Lexington! This 1.1-acre hard corner lot includes a 1,248 SF building, all kitchen and convenience store equipment (inventory not included), and two above-ground fuel tanks, one 3,000-gallon diesel and one 9,300-gallon unleaded with three dispensers. A 16x20 portable building provides additional space with a 16x12 kitchen and a 16x8 storage area.

## LOCATION DESCRIPTION

Located in the heart of Lexington, this property offers high visibility and easy access, making it ideal for retail investment. Its proximity to Oklahoma City and Norman ensures a steady customer flow, while the vibrant local community and nearby attractions, including Lake Thunderbird State Park and the University of Oklahoma, enhance its appeal.

## VIDEO

## PROPERTY HIGHLIGHTS

- 1,248 SF building built in 1968 with 2 pumps/tanks and well house
- Prime location in Lexington
- High visibility for retail presence
- Potential for customization and branding

## OFFERING SUMMARY

Sale Price:	\$400,000.00 + inventory
Lot Size:	1.1 Acres
Building Size:	1,248 SF

Kendra Streeter

Broker Associate

405.590.7202

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**Fleske**  
 COMMERCIAL GROUP

Emily Duncan Belusko

Sales Associate

405.514.5685

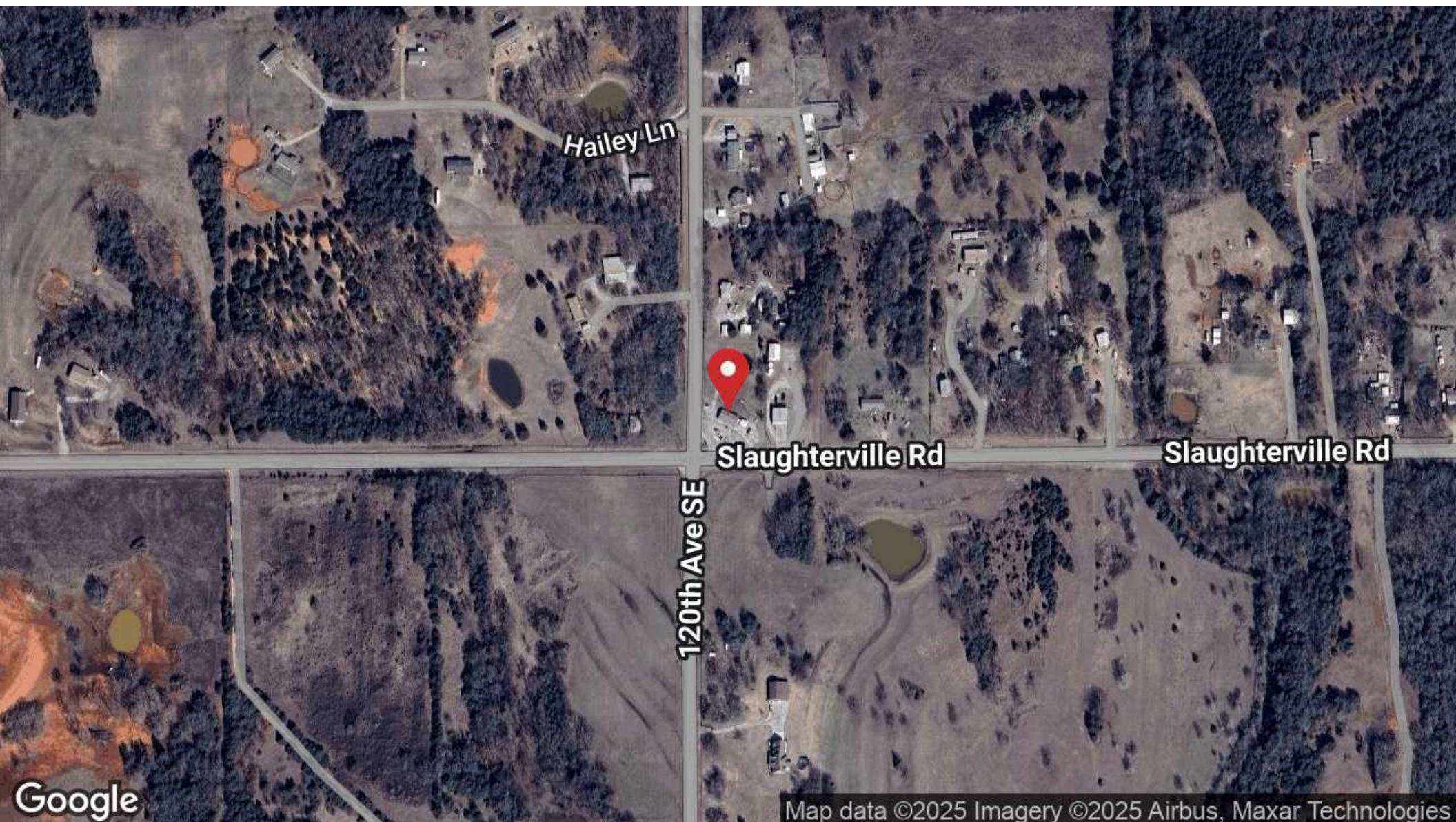
emily@fleskeholding.com

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12001 Slaughterville Rd - Neighbor's Grocery

FOR SALE

12001 Slaughterville Rd, Lexington, OK 73051



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12001 Slaughterville Rd - Neighbor's Grocery



FOR SALE

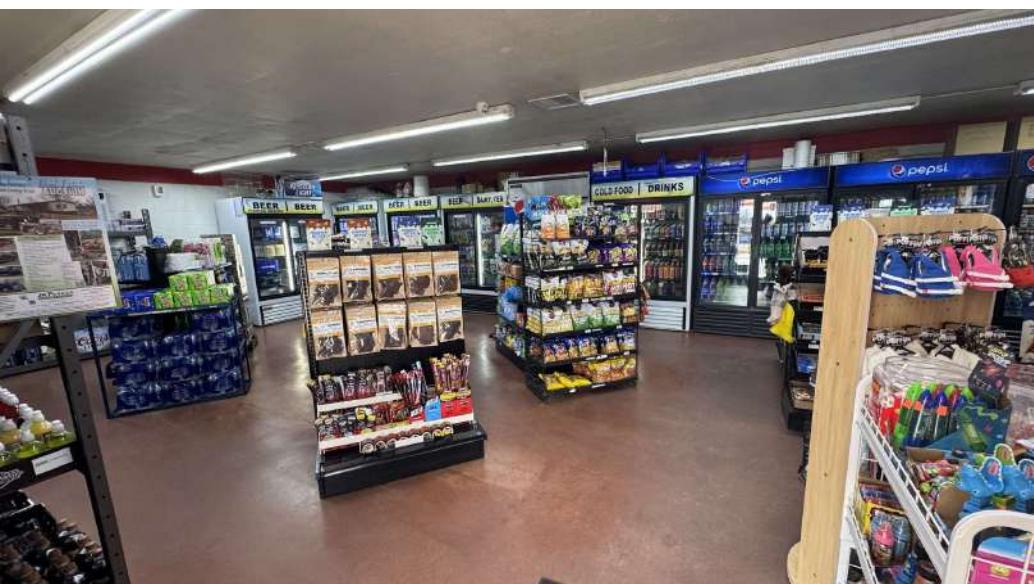
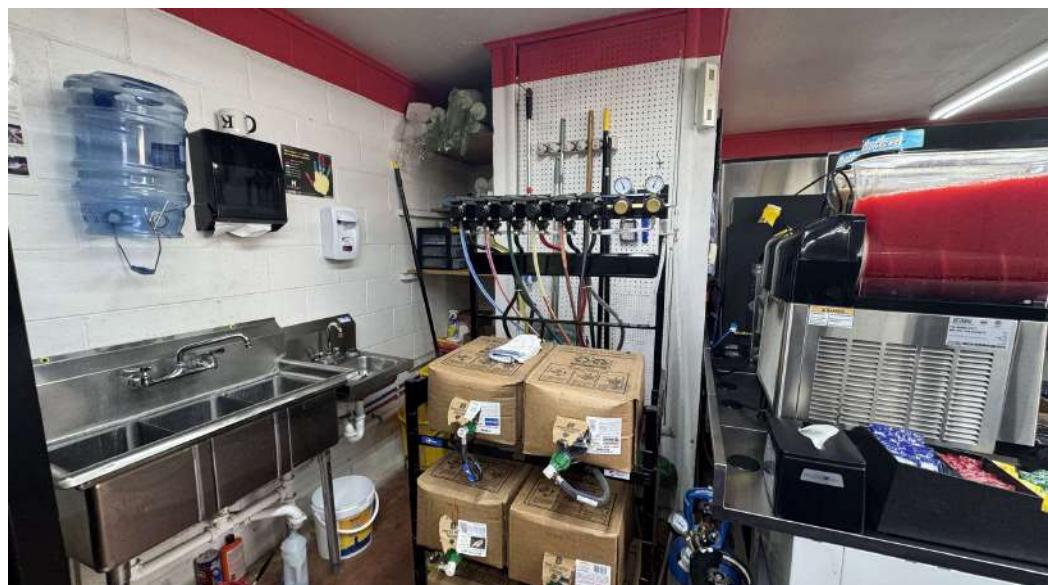
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	11	48	157
Average Age	41	41	41
Average Age (Male)	40	40	41
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	4	15	50
# of Persons per HH	2.8	3.2	3.1
Average HH Income	\$94,242	\$94,850	\$95,985
Average House Value	\$273,486	\$275,340	\$280,186

Demographics data derived from AlphaMap

