

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$550,000
Lease Rate:	\$29.00/s.f. NNN
Building Size:	1,404 SF
Renovated:	2022
Zoning:	C-3

PROPERTY OVERVIEW

This commercial property is available for sale or for lease. This is a rare opportunity to own a free-standing property with frontage on N. May Avenue. The property is situated with close proximity to high end neighborhoods, retailers and restaurants.

PROPERTY HIGHLIGHTS

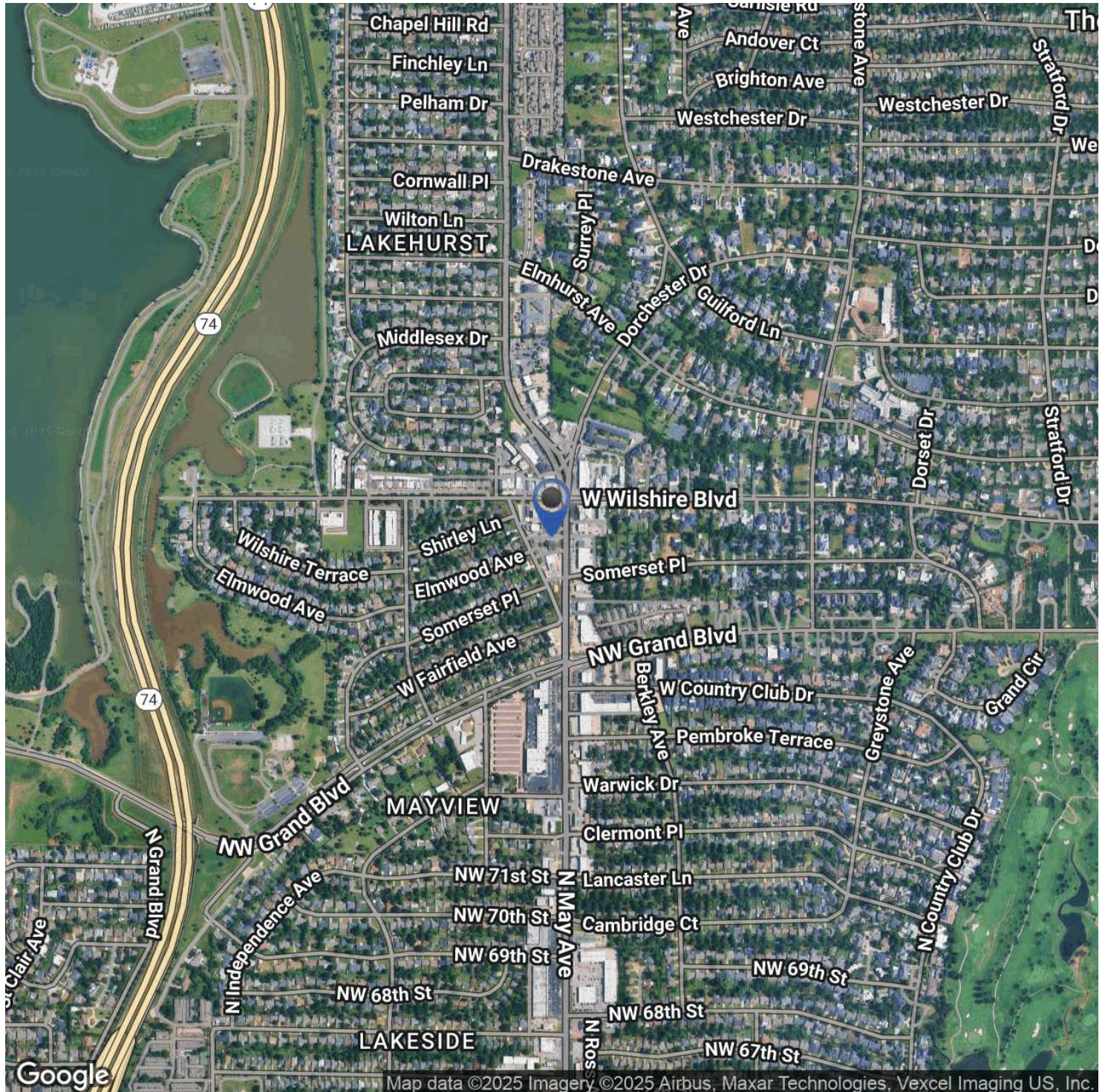
- Pylon Sign
- N. May Avenue Frontage
- Recently Remodeled

TYLER HUXLEY
405.973.8435
tyler@creekcre.com

GARRETT MCGINNIS
405.919.9297
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7727 N MAY AVE
7727 N MAY AVE | OKLAHOMA CITY, OK 73116

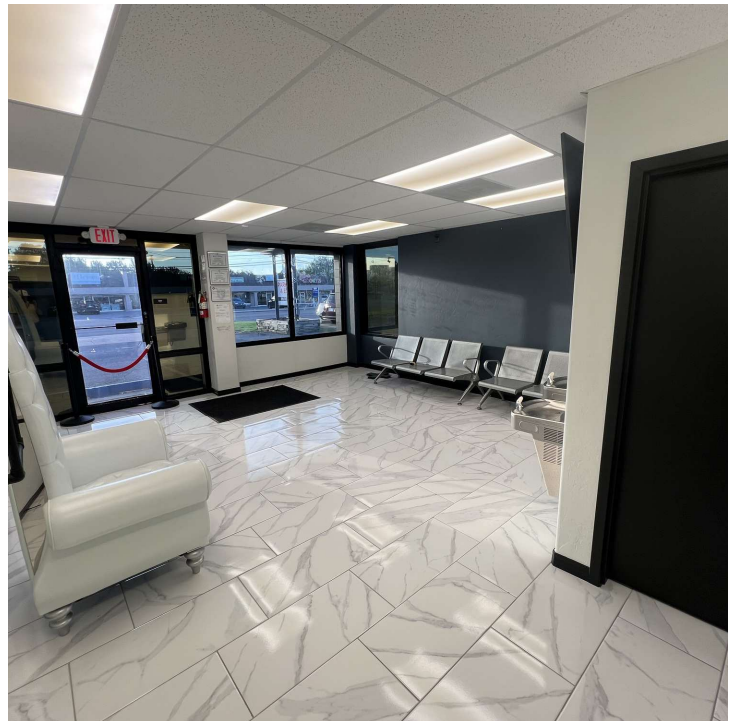
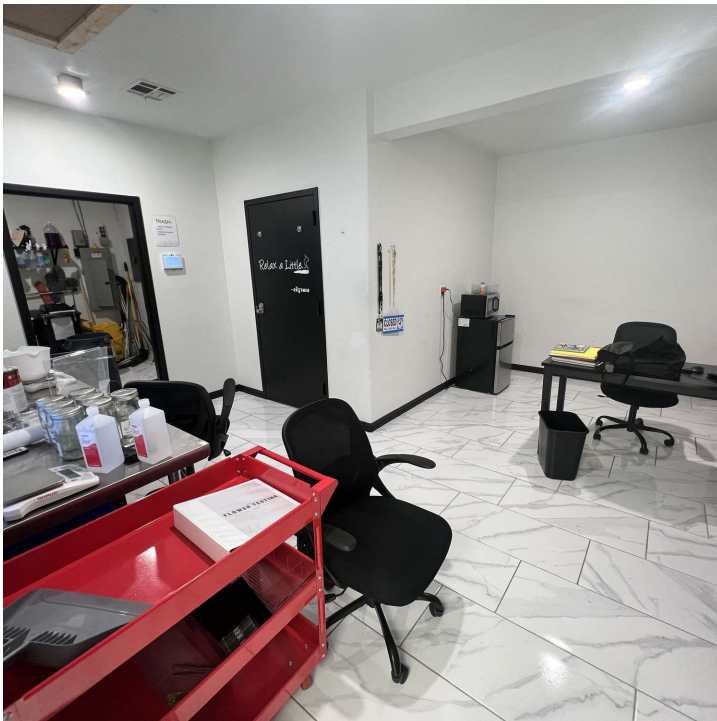
LOCATION MAP



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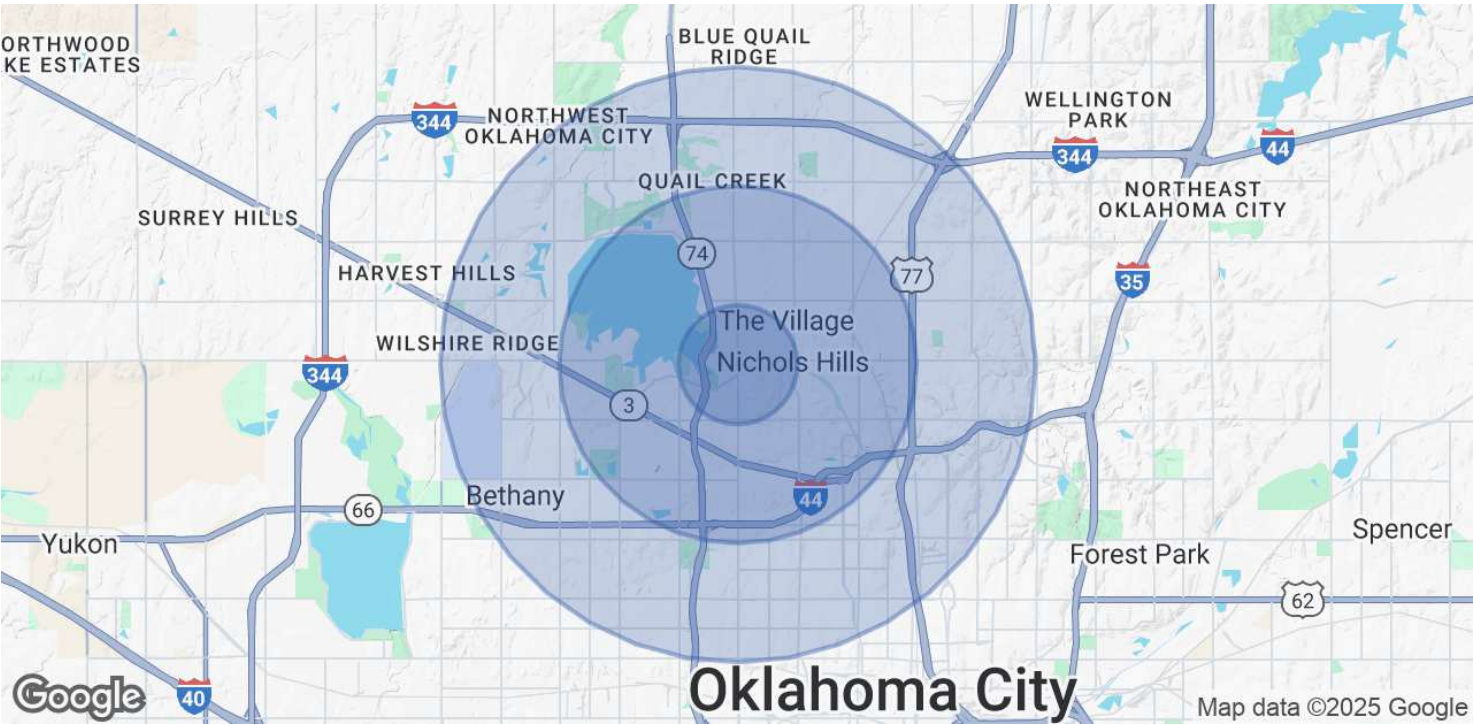
ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,391	74,621	231,567
Average Age	44	41	40
Average Age (Male)	43	39	38
Average Age (Female)	45	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,603	34,488	103,369
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$133,876	\$91,948	\$84,074
Average House Value	\$531,558	\$325,074	\$275,384

Demographics data derived from AlphaMap

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