

9201 N WESTERN AVE, OKLAHOMA CITY, OK 73114 | BUILDING FOR SALE

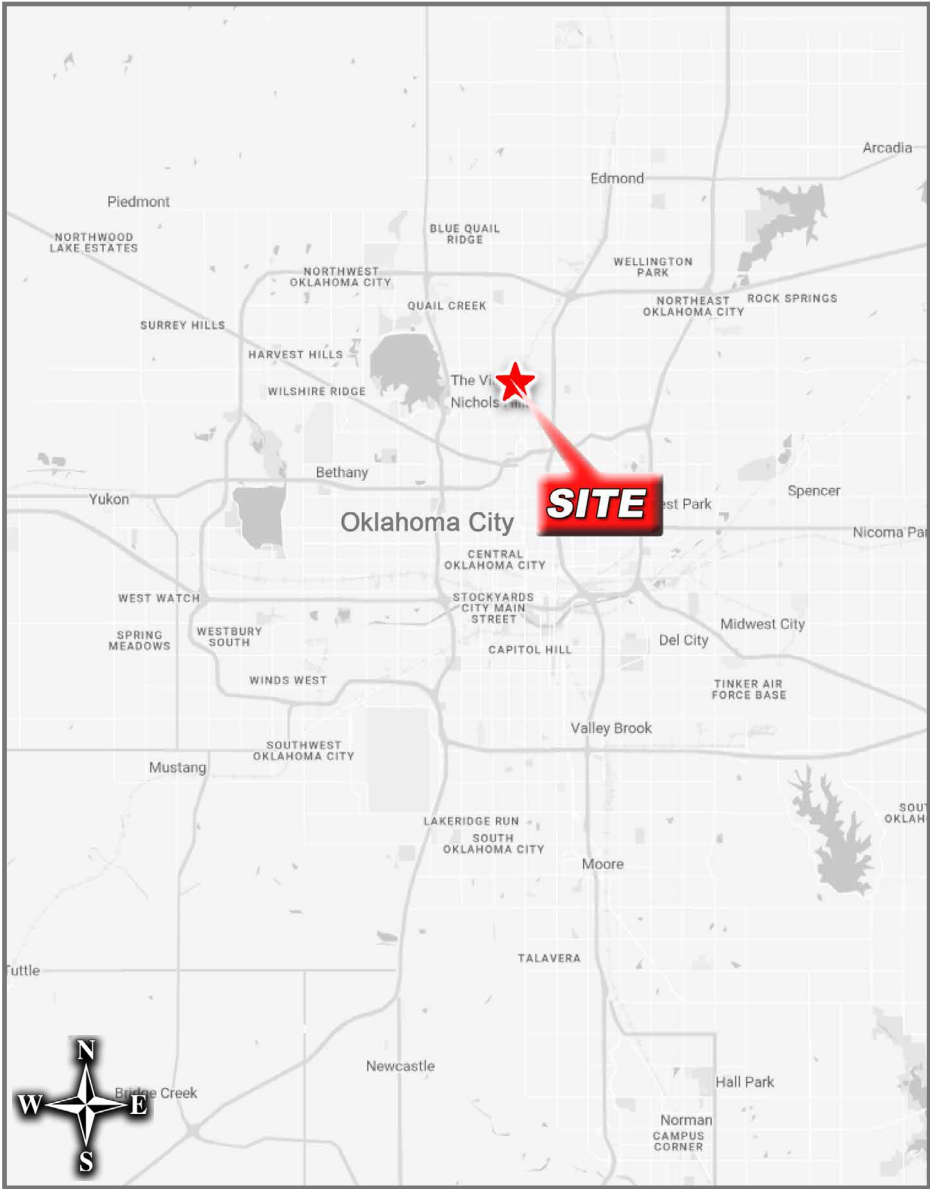


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RETAIL SITE GROUP, LLC
2932 NW 122ND STREET, STE 7
OKLAHOMA CITY, OK 73120

9201 N WESTERN AVE, OKLAHOMA CITY, OK 73114 - OVERVIEW



Property Details & Highlights

- Size: 4,680 SF on 0.17 AC Lot
- Sale Price: \$690,000
- Direct Access to Western Ave with great street visibility
- Located 8 Miles North of Downtown Oklahoma City
- Within The Britton District, a historic neighborhood within Oklahoma City and its newest developing district
- Local retailers include: El Coyote, Zero Tolerance Coffee, Burger Punk, Woodworks Distilling Co., Mad Hopper Brewing and more

Traffic Counts

Western Ave: 10,900 VPD (OKDOT 2023)
 Britton Rd: 15,100 VPD (OKDOT 2023)

Demographic Snapshot - 1-3-5 Mile Radius Rings

2024 POPULATION	DAYTIME POP.	AVG HH INCOME
1-Mile: 12,037	1-Mile: 9,351	1-Mile: \$85,503
3-Mile: 63,462	3-Mile: 86,501	3-Mile: \$94,620
5-Mile: 166,832	5-Mile: 240,743	5-Mile: \$95,542



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9201 N WESTERN AVE, OKLAHOMA CITY, OK - SITE AERIAL



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9201 N WESTERN AVE, OKLAHOMA CITY, OK - RETAIL AERIAL



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9201 N WESTERN AVE, OKLAHOMA CITY, OK - PROPERTY PHOTOS

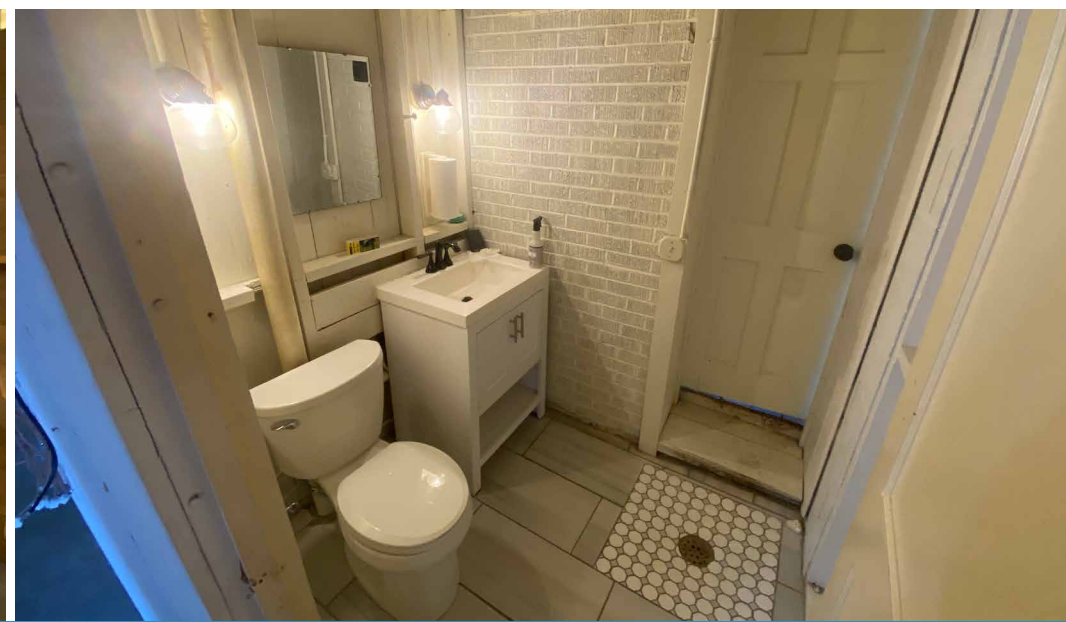
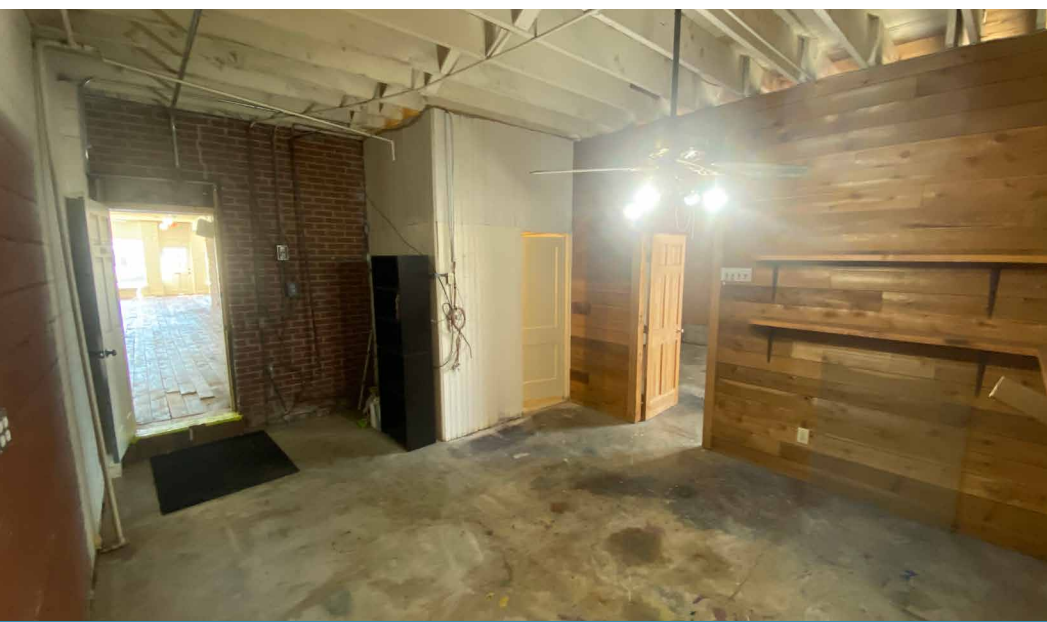
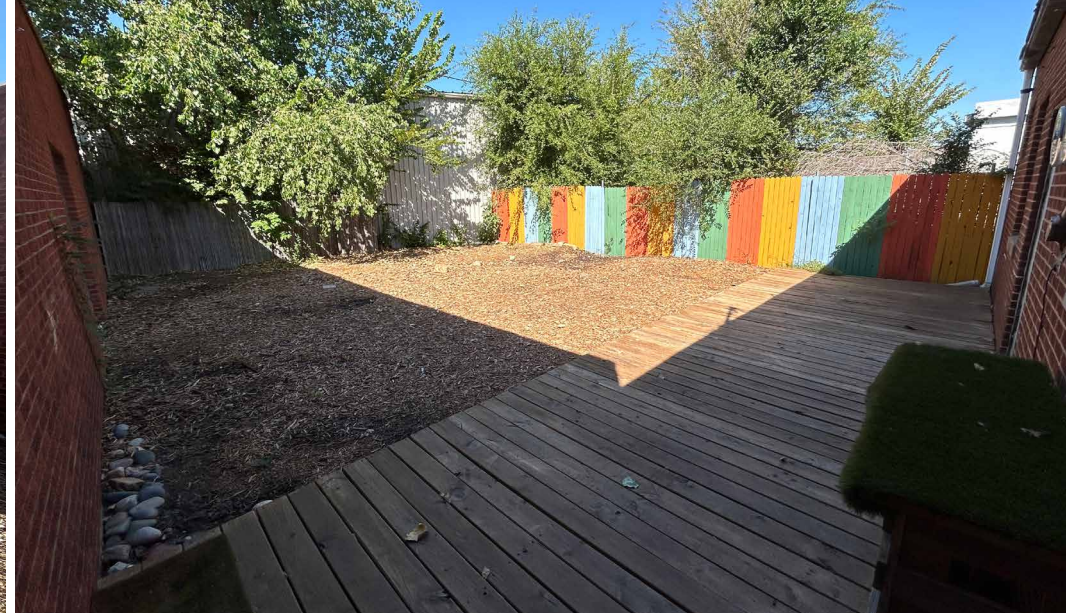


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