

FOR SALE / LEASE

1506 LINWOOD  
BLVD

1506 LINWOOD BLVD, OKLAHOMA CITY, OK  
73106



**BANTA**  
Property Group

**BANTA PROPERTY GROUP, LLC**

405.840.1600

BANTAPROPERTYGROUP.COM

308 SW 25TH, OKLAHOMA CITY, OK 73109

**GREG BANTA**

405.823.3026

GREG@BANTAPROPERTYGROUP.COM

**ANNA FRESONKE**

405.535.8156

ANNA@BANTAPROPERTYGROUP.COM

**MONICA FEIERABEND**

918.327.9182

MONICA@BANTAPROPERTYGROUP.COM

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## OFFERING SUMMARY

Sale Price:	\$349,000
Building Size:	3,078 SF
Available SF:	3,078 SF
Lot Size:	0.15 Acres
Price / SF:	\$113.39
Year Built:	1963
Zoning:	C-4

## PROPERTY OVERVIEW

Prime commercial opportunity at 1506 Linwood Blvd, Oklahoma City, OK. This property presents an affordable opportunity to own commercial real estate in Downtown OKC, offering exceptional visibility and convenient access to the city's core business, retail, and entertainment districts.

Ideally located near major thoroughfares and surrounded by ongoing growth and redevelopment, this property is well-suited for a variety of business, office, retail, or investment uses. Whether you're an owner-occupant looking to establish your business presence or an investor seeking value in a high-potential area, this is a rare chance to secure property in one of Oklahoma City's most accessible locations.

Take advantage of this cost-effective entry into the Downtown OKC commercial market and unlock the potential this property has to offer.

## PROPERTY HIGHLIGHTS

- Affordable opportunity to own commercial property in Downtown OKC
- Prime location with quick access to downtown business and entertainment districts
- Excellent visibility along Linwood Blvd
- Convenient access to major highways and thoroughfares
- Ideal for office, retail, service, or investment use

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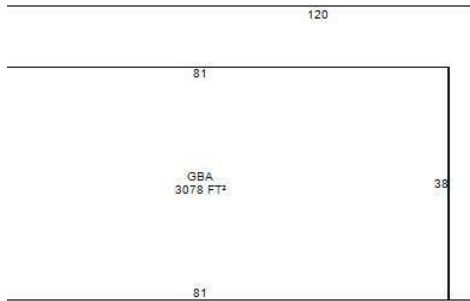
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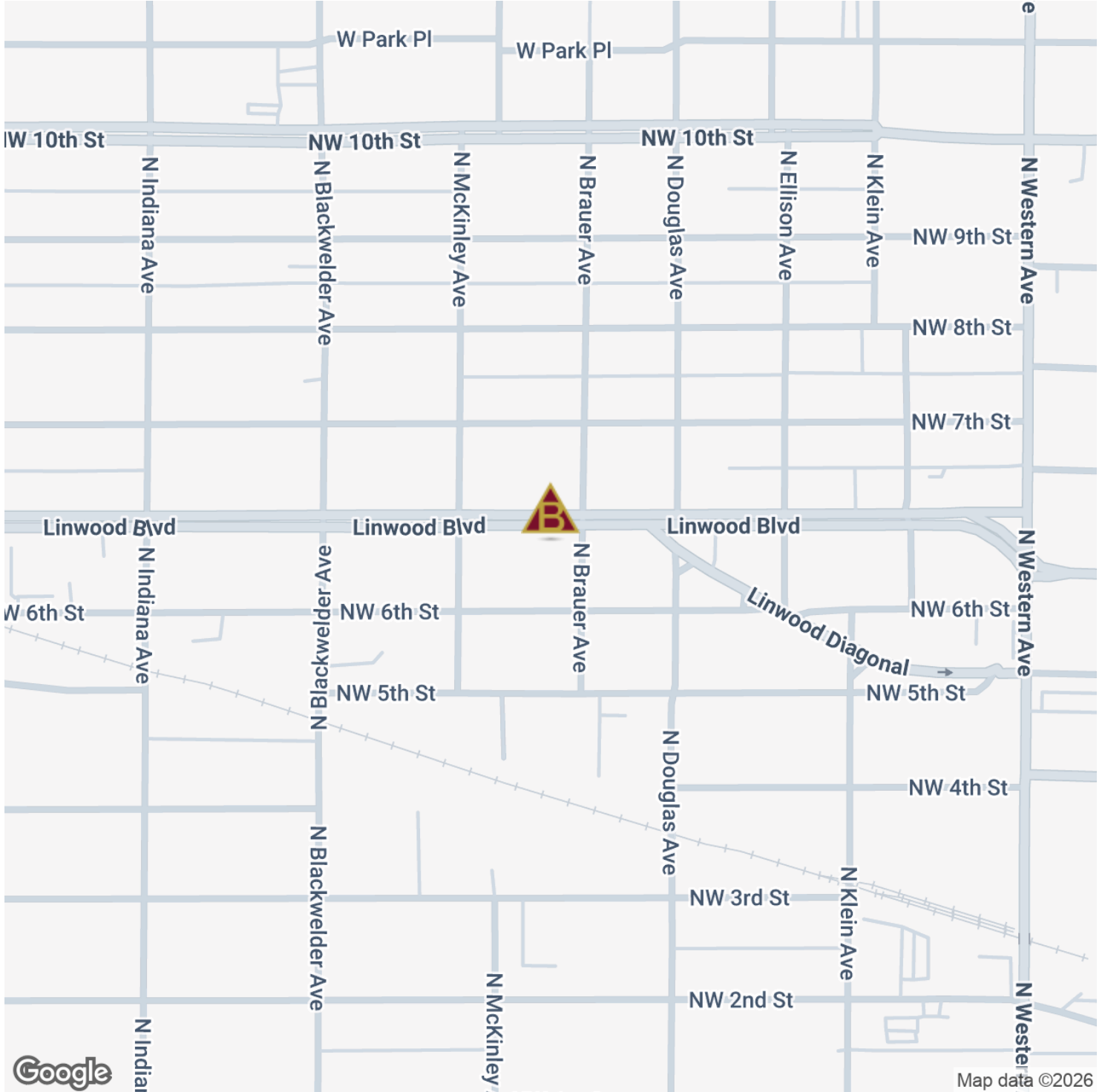
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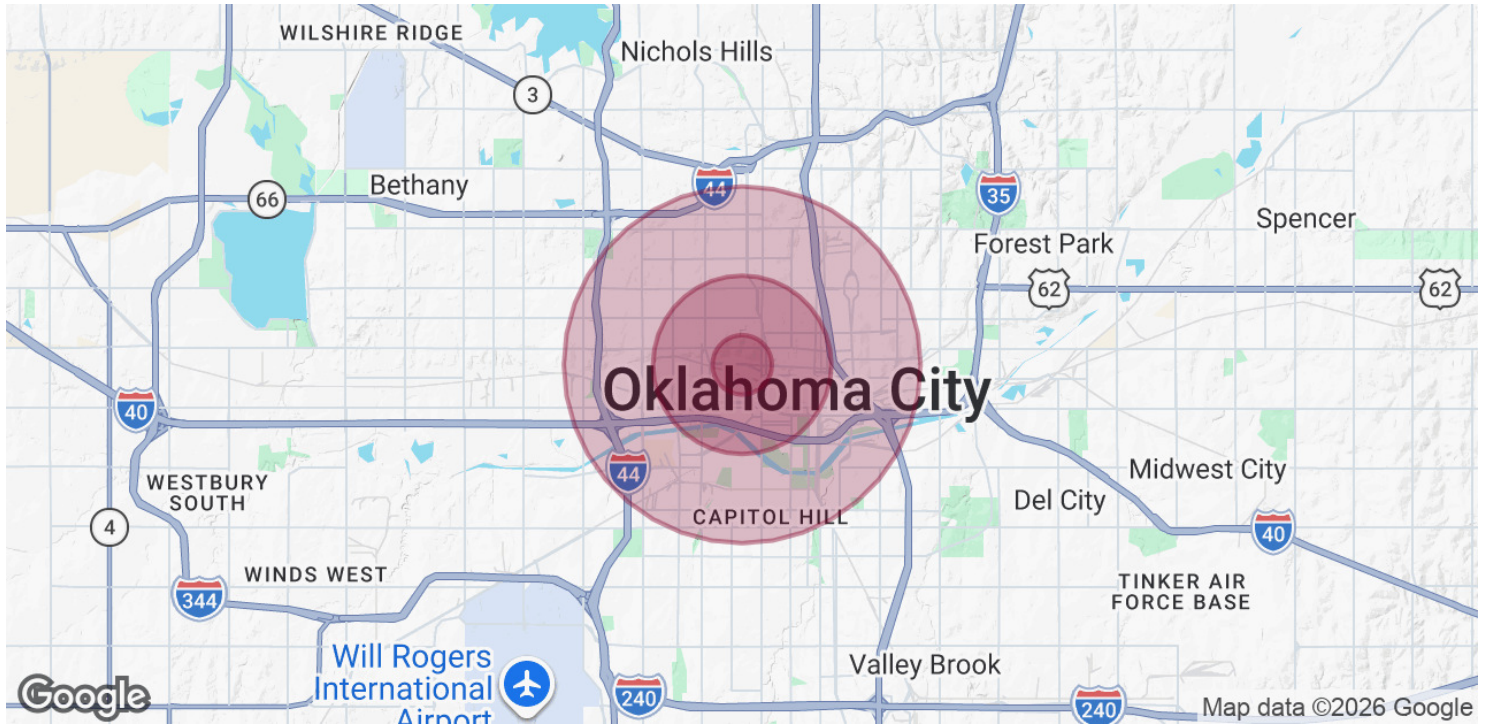
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<b>POPULATION</b>	<b>0.5 MILES</b>	<b>1.5 MILES</b>	<b>3 MILES</b>
Total Population	2,304	23,592	82,491
Average Age	33.8	33.5	33.8
Average Age (Male)	33.6	35.0	34.6
Average Age (Female)	34.1	32.6	33.8

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.5 MILES</b>	<b>1.5 MILES</b>	<b>3 MILES</b>
Total Households	915	10,298	36,186
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$68,360	\$93,877	\$80,571
Average House Value	\$118,716	\$286,271	\$222,410

2023 American Community Survey (ACS)

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