

613 W I-240 SERVICE RD, OKLAHOMA CITY, OK 73139



OFFERING SUMMARY

Sale Price:	\$3,900,000
Building Size:	17,900 SF
FOR LEASE:	\$25K/month NNN
Lot Size:	4.953 Acres
Price / SF:	\$217.88
Year Built:	1999
Zoning:	C-3

PROPERTY OVERVIEW

613 W I-240 Service Road presents a rare opportunity to acquire a highly visible commercial property along one of Oklahoma City's major interstate corridors. Priced at \$3,900,000, the approximately 4.95-acre site was formerly operated as an automotive dealership and includes approximately 17,900 SF of existing improvements.

The property features an approximately 6,000 SF showroom/office building and an approximately 11,900 SF service and maintenance facility, along with substantial paved parking and display area. Its existing configuration makes the property well suited for automotive sales and service, equipment sales, fleet operations, service-oriented businesses, or an owner-user seeking a combination of showroom, office, and service space.

With prominent I-240 frontage, strong visibility, a large land footprint, and C-3 zoning, the property also offers longer-term redevelopment potential for investors and developers seeking a substantial commercial site in south Oklahoma City.

PROPERTY HIGHLIGHTS

- Approximately 4.95 Acres
- Approximately 17,900 SF Total Improvements
- 6,000 SF Showroom / Office
- 11,900 SF Service / Maintenance Facility
- Potential uses include a car dealership or used car lot, rental car facility, equipment rental, construction supply, auto collision center
- Prominent I-240 Frontage & Visibility

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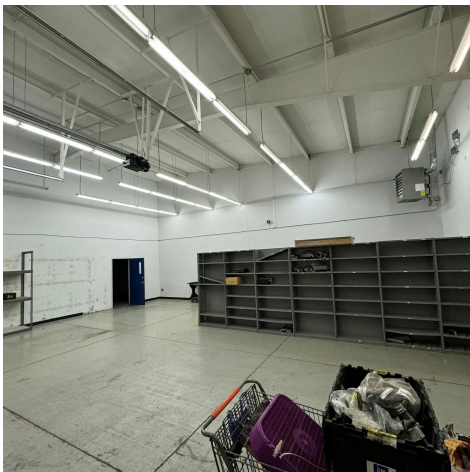
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ADDITIONAL PHOTOS

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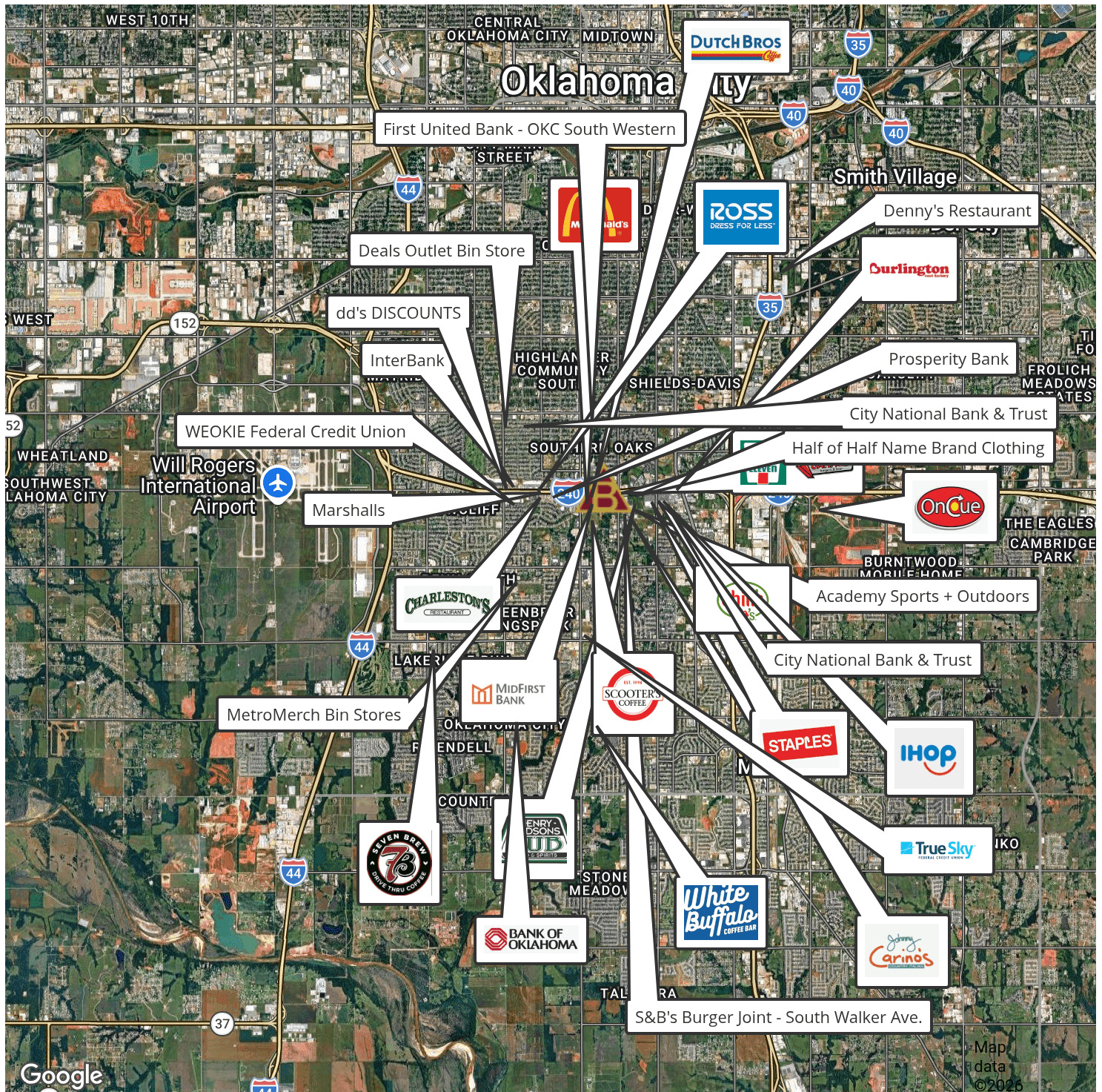
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RETAILER MAP

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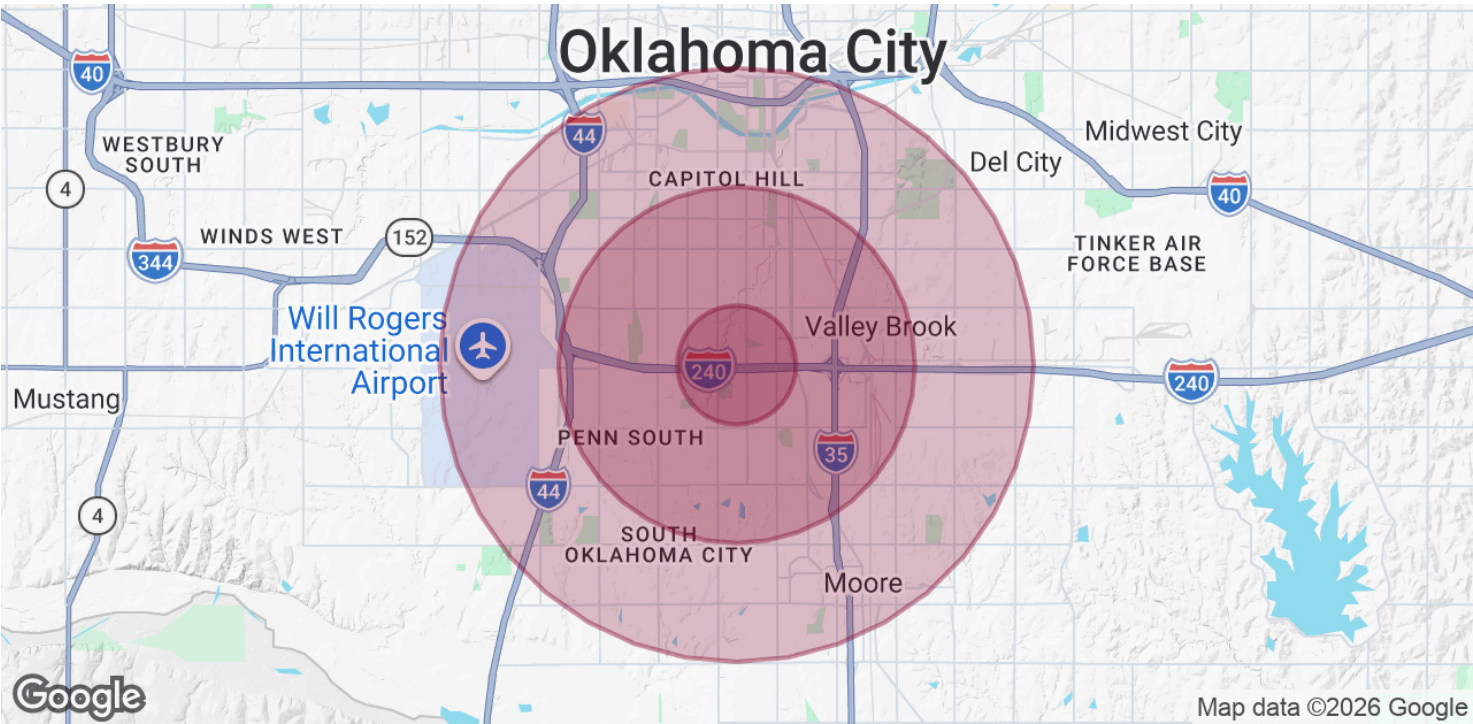
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,044	109,028	217,955
Average Age	34.7	33.4	34.3
Average Age (Male)	30.8	31.6	32.9
Average Age (Female)	35.6	34.6	35.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,064	41,207	81,742
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$49,233	\$63,141	\$70,990
Average House Value	\$145,870	\$143,905	\$163,272

2023 American Community Survey (ACS)