



PRICE: \$1,499,999

# RE-DEVELOPMENT OPPORTUNITY

700 S Macarthur Blvd, Oklahoma City, OK 73128

**Brock Lytton**

Broker  
405.250.9596  
brock@moriahrealestate.com



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**MORIAH**  
BROKERAGE SERVICES, LLC



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## Property Description

Redevelopment Opportunity with great frontage on I-40 with easy access on and off the highway. Also includes a stoplight to the south for traffic control in and out of the location. The sale also includes a large billboard (14' x 40') for an additional revenue stream.

## Property Highlights

- Redevelopment Opportunity
- QuikTrip Shadow and Heavy Retail Corridor
- Large Billboard Included for additional revenue opportunity
- Drive Thru Capability



## Offering Summary

Sale Price:	\$1,499,999
Lot Size:	0.65 AC
Building Size:	1,240 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	46	111	527
Total Population	98	236	1,168
Average HH Income	\$65,299	\$65,378	\$64,042

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# RETAILER MAP

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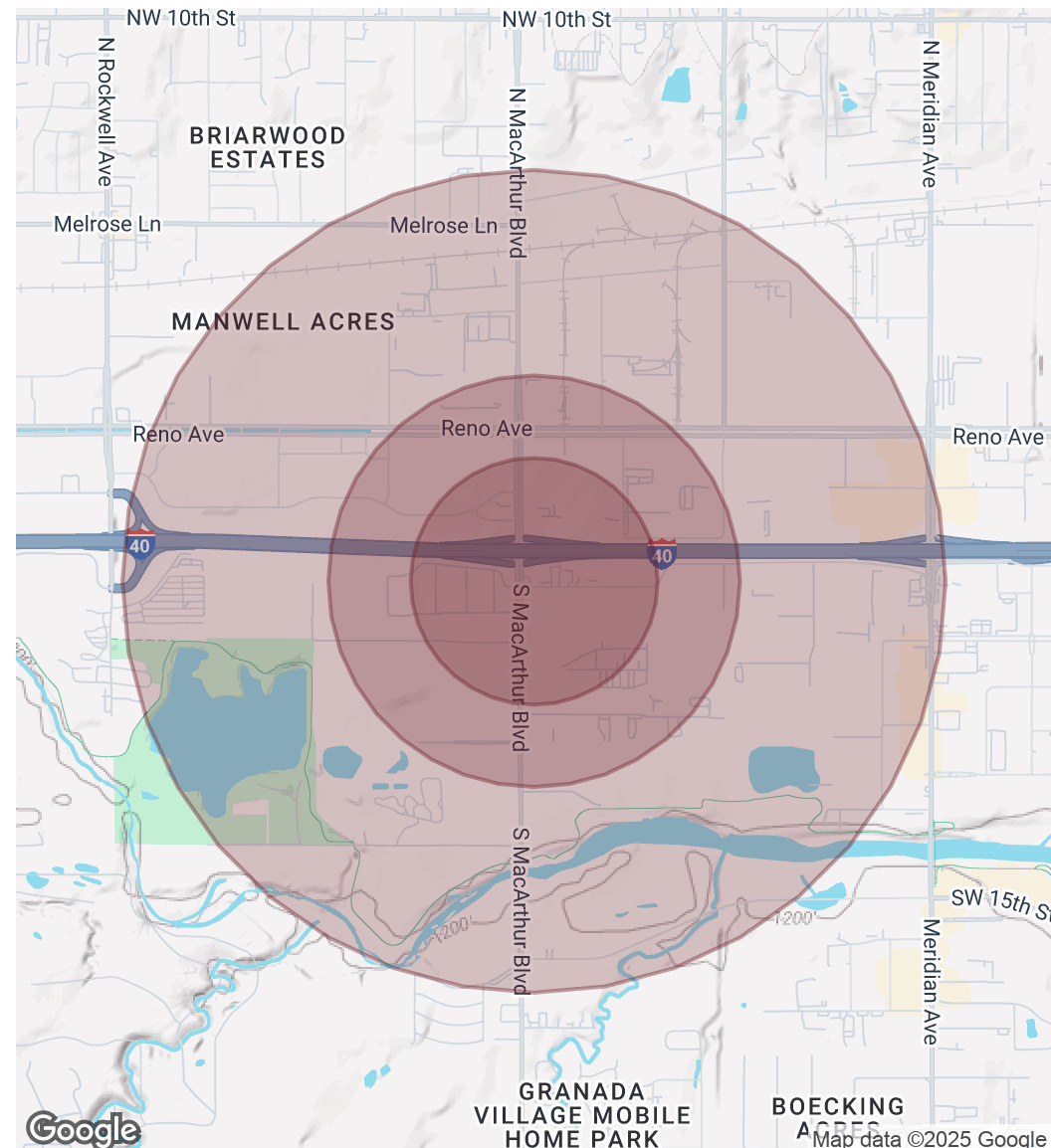
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	98	236	1,168
Average Age	35	35	34
Average Age (Male)	35	35	35
Average Age (Female)	34	34	34

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	46	111	527
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$65,299	\$65,378	\$64,042
Average House Value	\$335,721	\$328,845	\$268,195

*Demographics data derived from AlphaMap*



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