



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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Vexcel Imaging US, Inc.

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Population	0.3 Miles	0.5 Miles	1 Mile
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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
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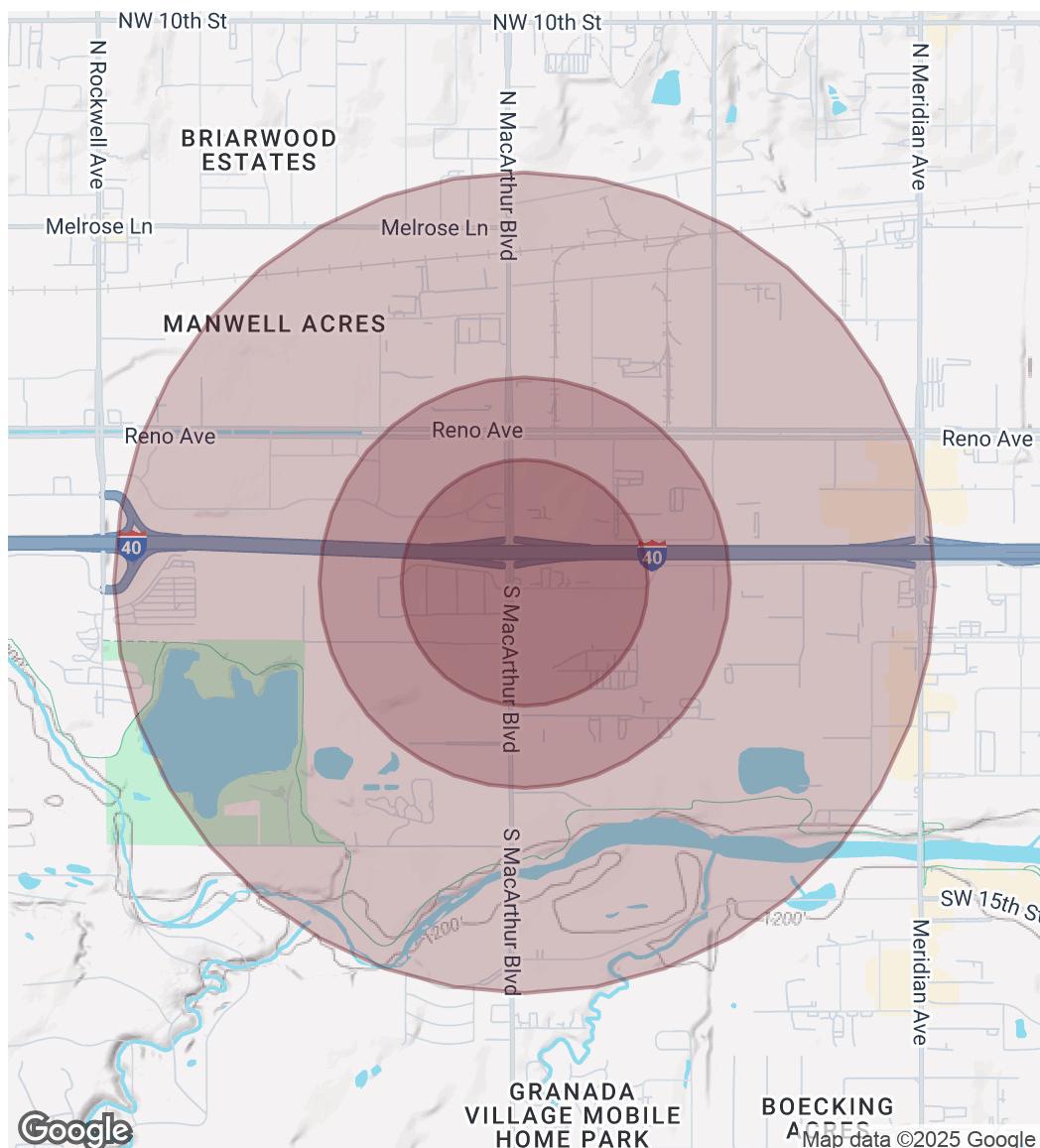
Total Households 46 111 527

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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