



Corner Lot Redevelopment Opportunity

Across the street from St. Anthony Hospital

This is a rare opportunity to redevelop a corner location in downtown Oklahoma City along the west perimeter of Midtown. The property is across the street from the Saint Anthony Hospital campus and within easy walking distance of Plaza Court, Fassler Hall, Elemental Coffee, multiple apartment complexes and the OKC Streetcar. The property's highest and best use is as a single or multi-tenant retail location.

Building Size:	6,988 SF	Ceiling Height:	13 ft
Lot Size:	6,988 SF	Built:	1947
Price:	\$1,089,000	Zoning:	DBD
Stories:	1		
Construction:	Concrete slab with several fire walls through the property.		
Traffic Counts:	5,830 cpd ('17) N Walker Ave 1,196 cpd ('16) NW 8th St		



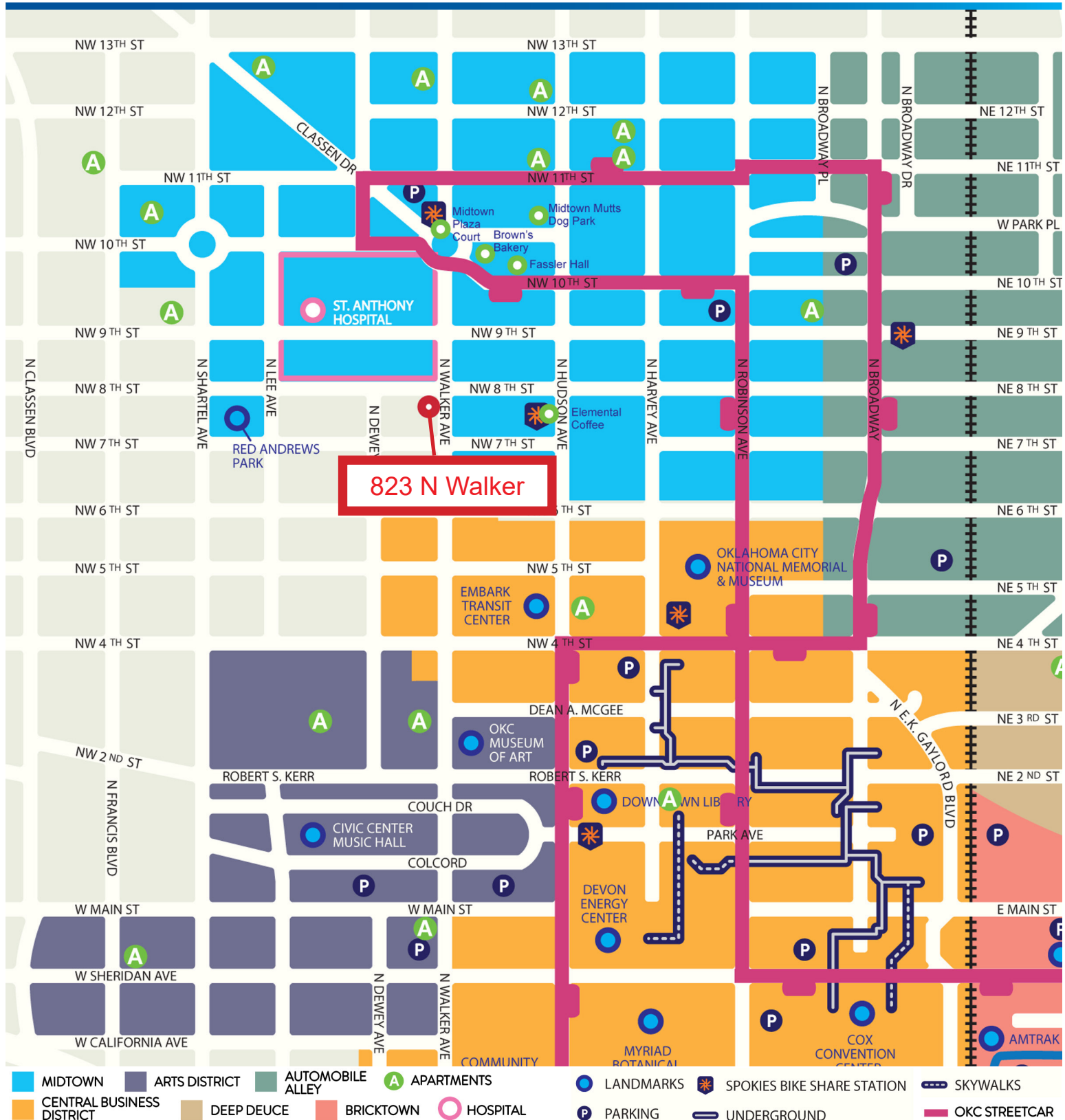
Demographics

2019	1 Mile	3 Miles	5 Miles
Population	16,935	88,289	224,564
2024 Population	18,307	92,059	232,872
% Change	8.10%	4.27%	3.70%
Daytime Population	43,903	124,433	220,352
Avg HH Income	\$70,980	\$56,436	\$54,020
Owner Occupied Units	1,250	13,980	43,392
Renter Occupied Units	6,727	22,554	47,886

Call Matt Ralls at **405.842.0100**

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