

FOR SALE

1511 W Broadway St,
Ardmore, OK 73401



JohnsonCommercialGroup.com



Offering Summary

Price: \$1,317,500

Price Per SF: \$49.67

Size: 26,530 SF

Lot Size: 1.65 Acres

Zoning: Commercial

Year Built: 1965

Traffic Count: 2,415

Chris Johnson
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405.435.3572

Property Overview

Located at 1511 W Broadway Ave in Ardmore, Oklahoma, this 26,350 SF freestanding facility offers a rare combination of fully climate-controlled retail and warehouse space on a 1.65-acre fenced and gated lot. The building features 10.5' to 20' clear height, one 14x14 and one 14x20 overhead doors, and heavy power with 600-amp, 120V/208V 3-phase service, making it well-suited for a wide range of industrial, distribution, or retail operations. Interior amenities include two private offices, two multi-stall restrooms, a storage room, LED lighting throughout, and full fire suppression for added safety and insurability. A large street sign provides excellent visibility along W Broadway Ave. Whether you're looking to owner-occupy or invest in a versatile, move-in-ready asset, this property checks every box for operational efficiency and functionality.



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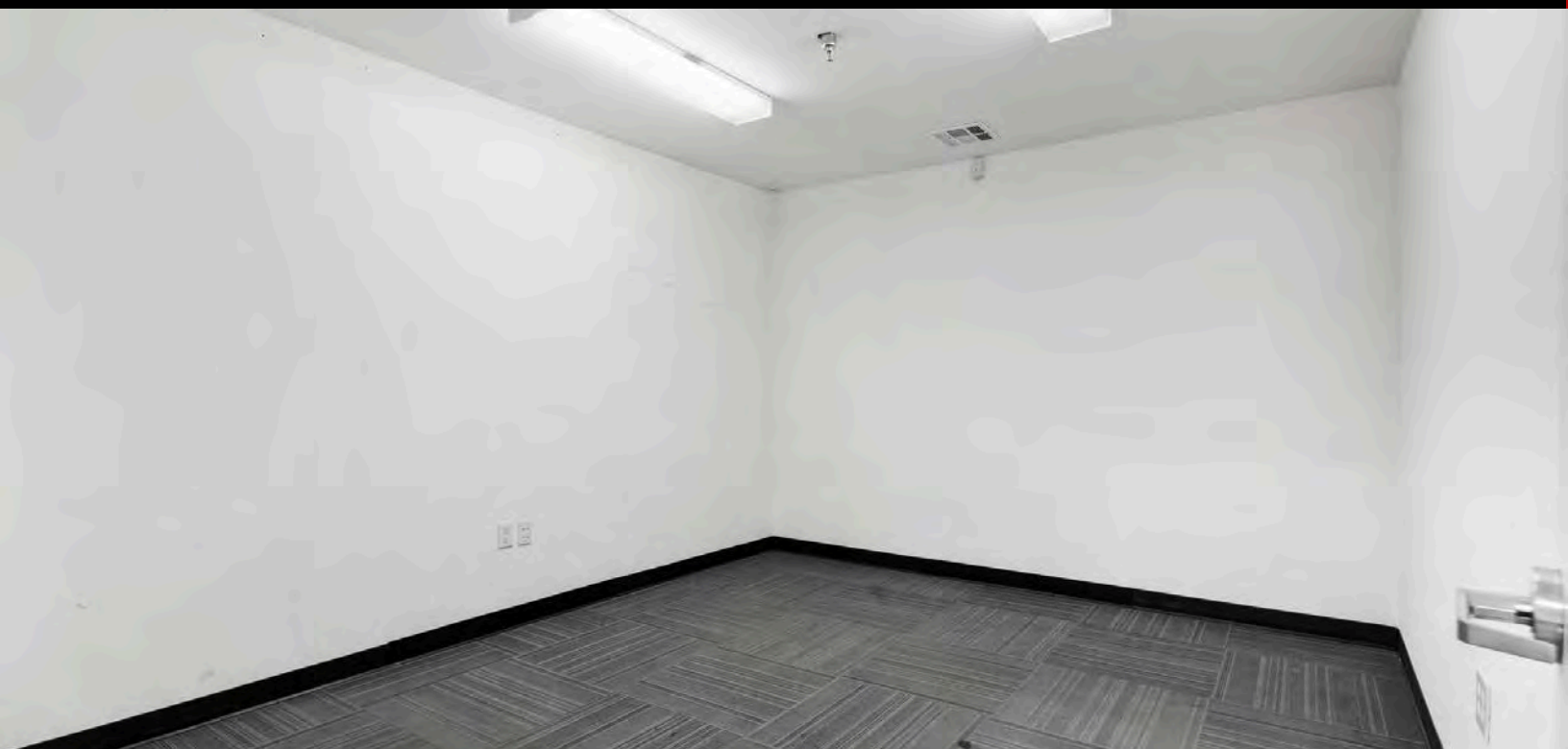
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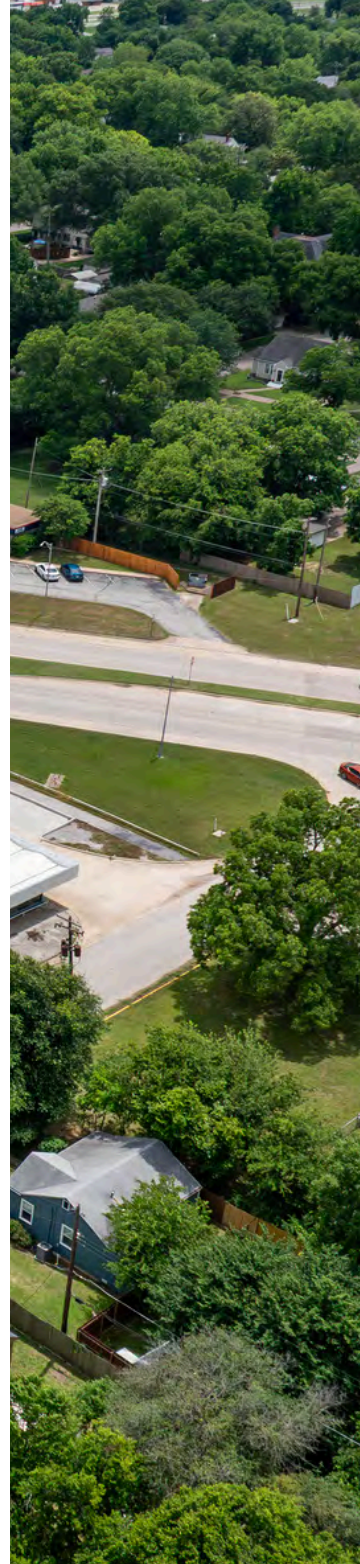
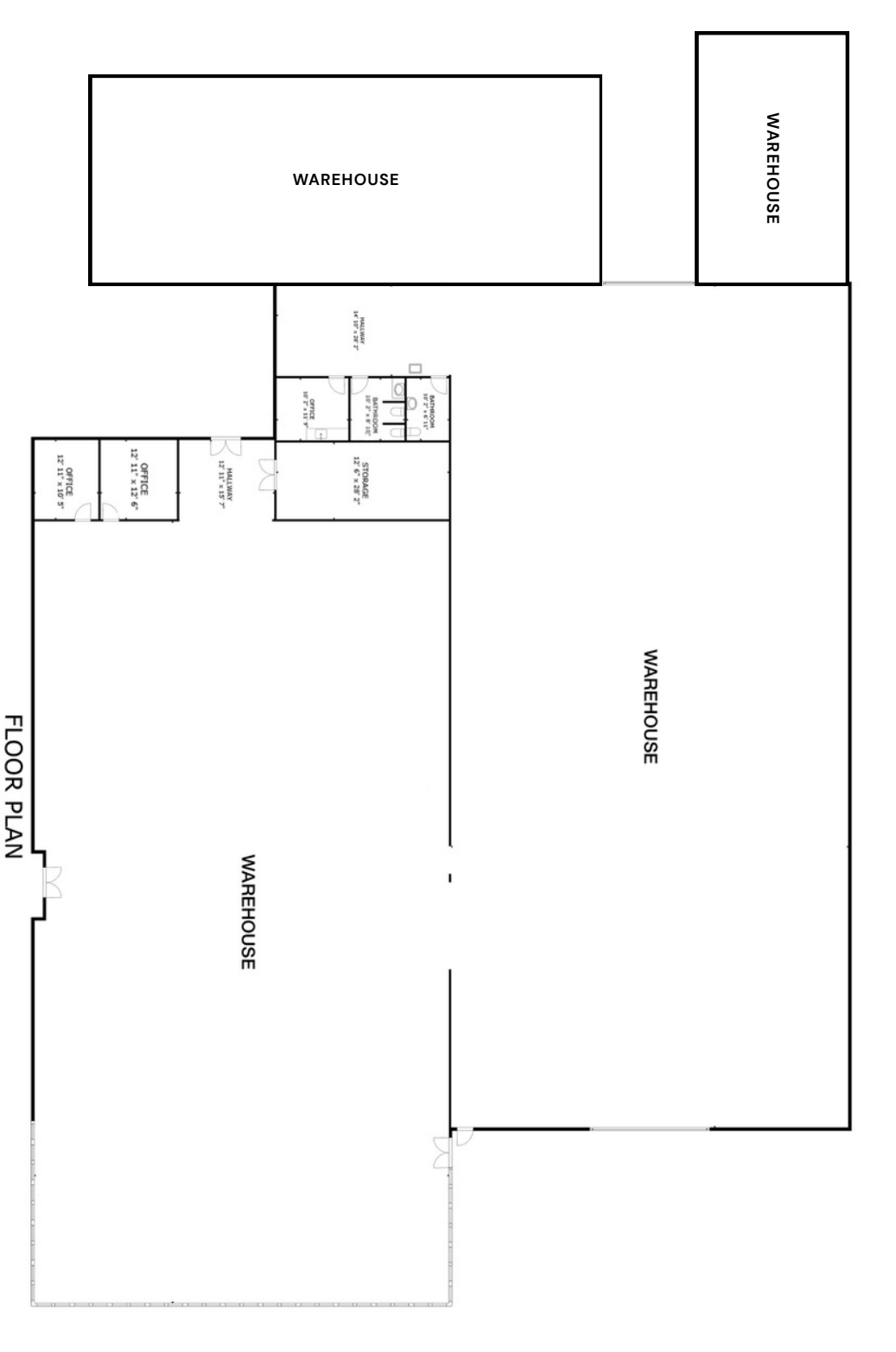
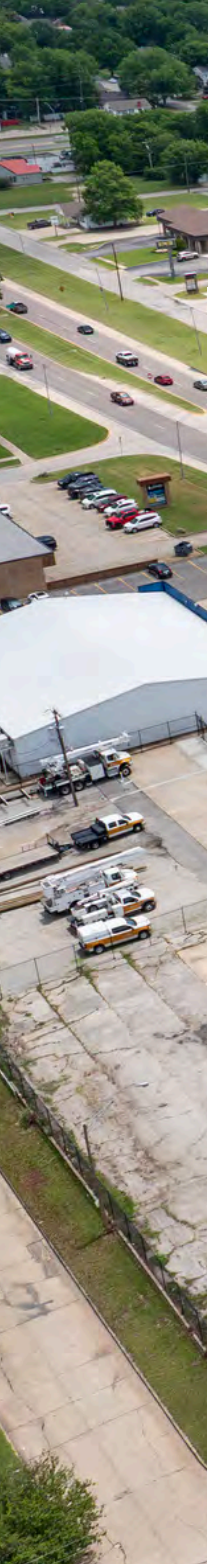
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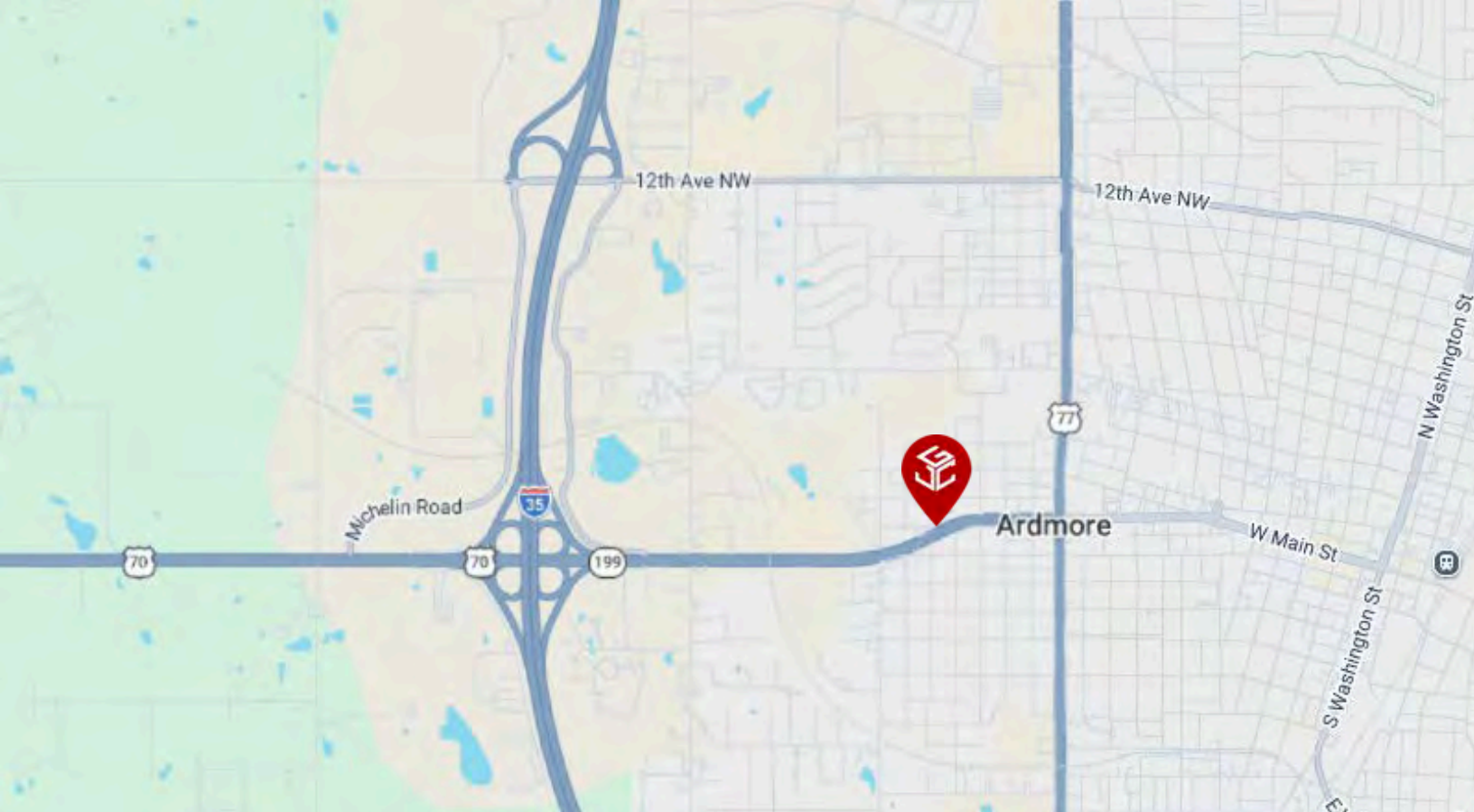
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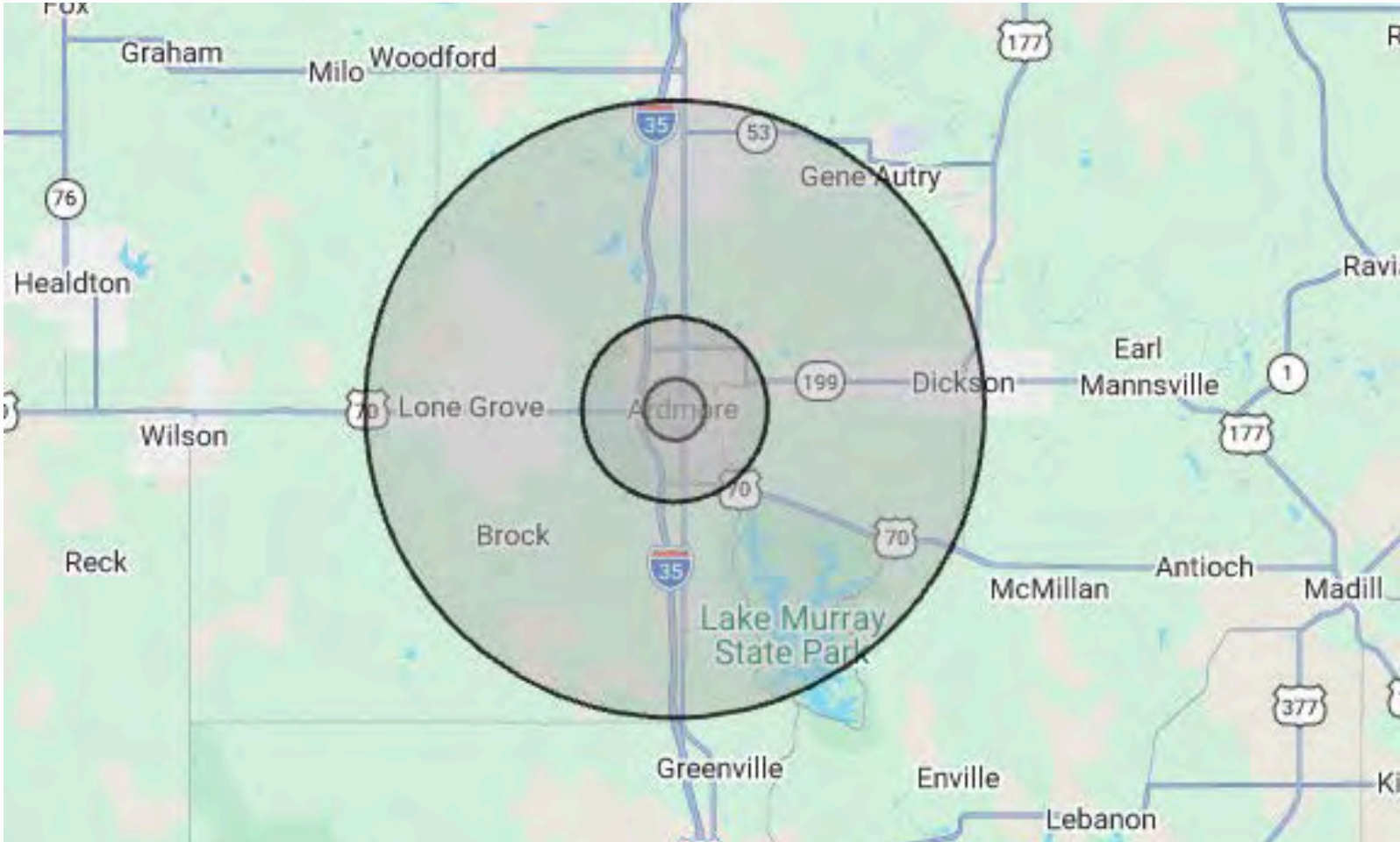
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Demographics

1 MILE

3 MILE

10 MILE

	1 MILE	3 MILE	10 MILE
Population	6,993	25,094	40,056
Median Age	40	39	41
Employment	5,401	21,219	25,024
Households	2,875	10,091	15,756
Ave. Household Income	\$68,735	\$63,806	\$70,725
Median Home Value	\$53,568	\$46,969	\$53,645

Traffic Count

Average Daily Volume

2,415 Vehicles

Demographic data provided by CoStar

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