

FOR SALE

# SIMMONS FAMILY BUILDING

1909-1923 N Lottie Ave, Oklahoma City, OK 73117



**Gabrielle Johnson**

Associate - Retail

405.441.0361

Gabrielle@pivotproject.com

PIVOT

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## PROPERTY DESCRIPTION

Investment opportunity! Retail and mixed-use space across three buildings totaling 7,500 SF, including 4,500 SF of retail built in the 30s and 3,000 SF of mixed-use, featuring two ground-floor retail bays and two 1-bed, 1-bath apartments above. Sitting on 3 acres, this property presents significant potential for a retail or strip center investor in the fast-growing OKC market. Located in the Northeast Corridor, the property offers high visibility, strong traffic, and proximity to OU Medical Center, Downtown OKC, the Boathouse District, OKANA Resort, the new OKC Thunder arena, and more.

## PROPERTY HIGHLIGHTS

- Retail and Mixed Use
- 7,500 SF building
- Built in the 30's
- Zoned C-3 & R-2
- Strategic Oklahoma City location

## OFFERING SUMMARY

Sale Price:	\$580,000
Lot Size:	9,530 SF
Building Size:	7,053 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	438	1,340	4,113
Total Population	920	2,753	8,481
Average HH Income	\$50,756	\$54,441	\$52,048

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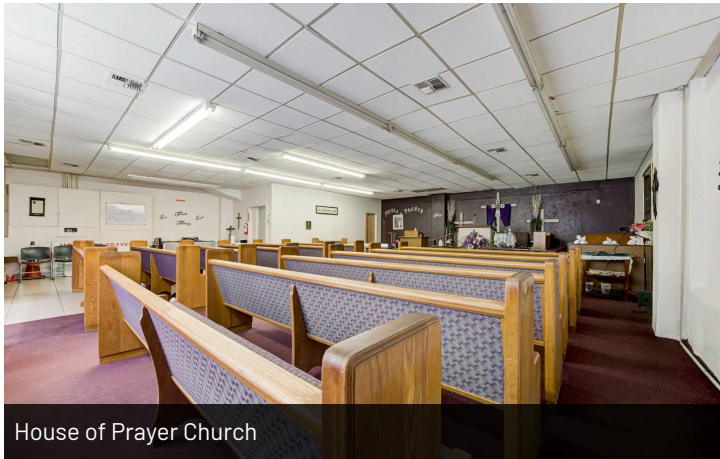
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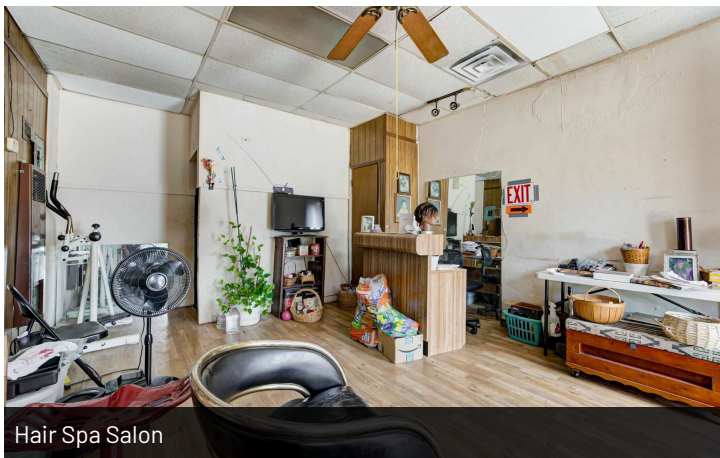
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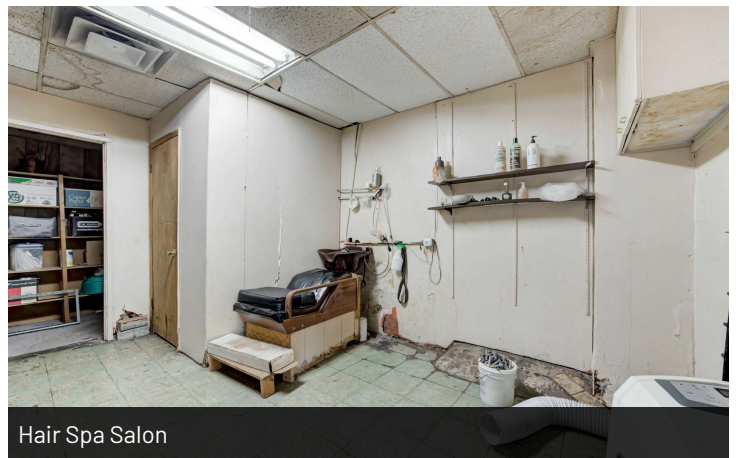
House of Prayer Church



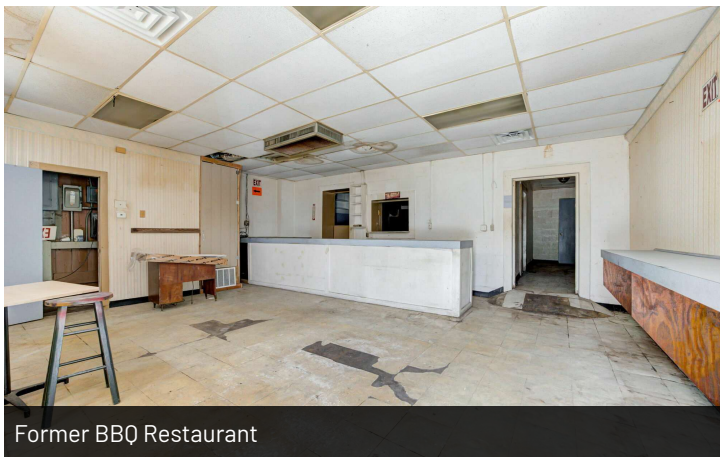
House of Prayer Kitchen



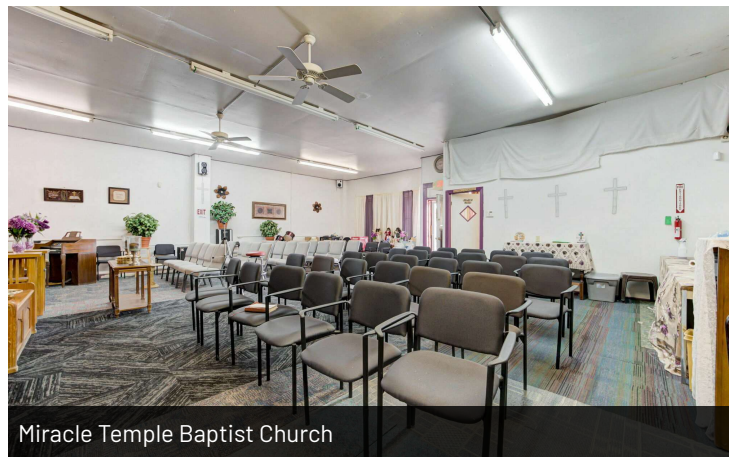
Hair Spa Salon



Hair Spa Salon



Former BBQ Restaurant



Miracle Temple Baptist Church

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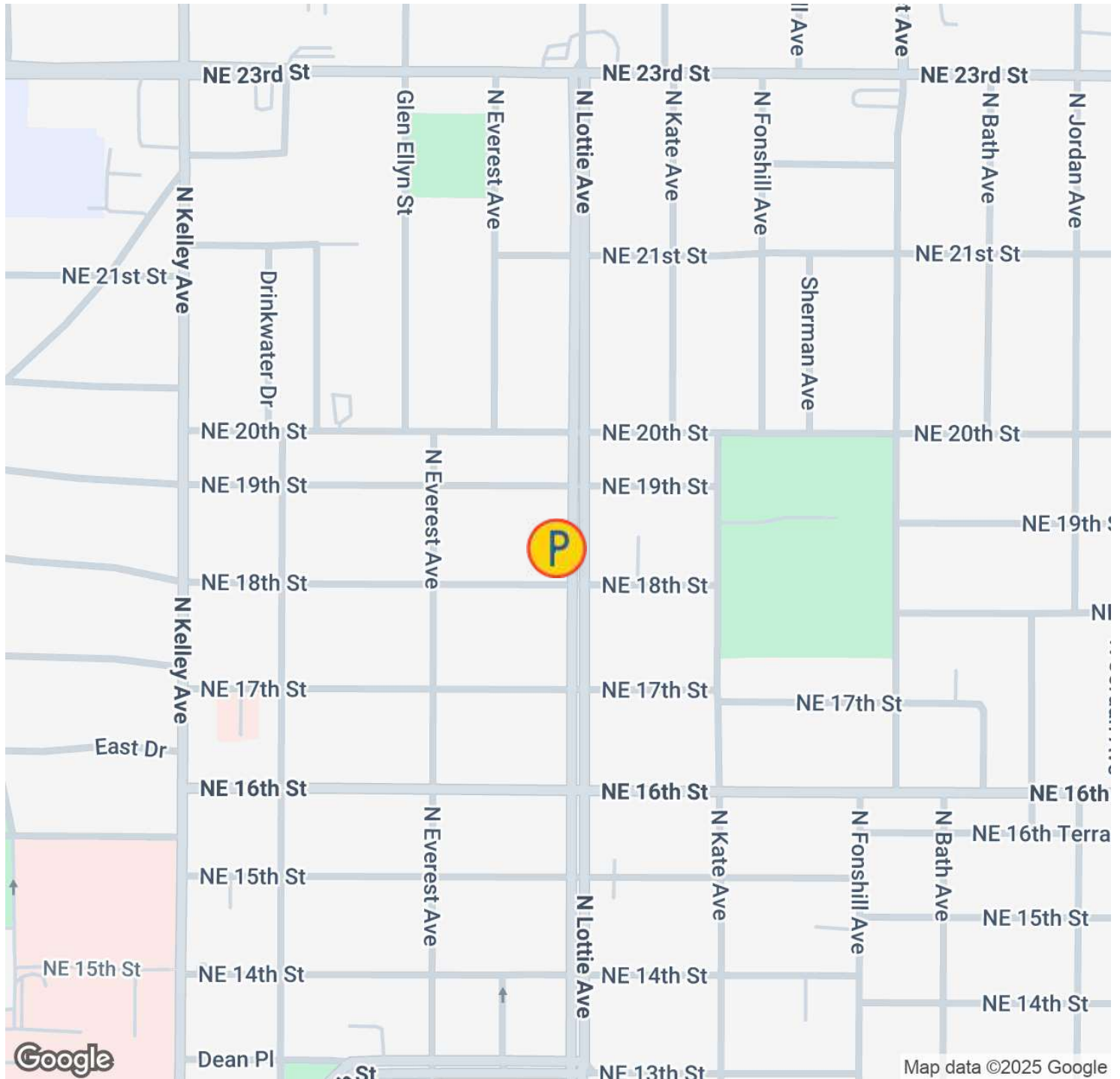
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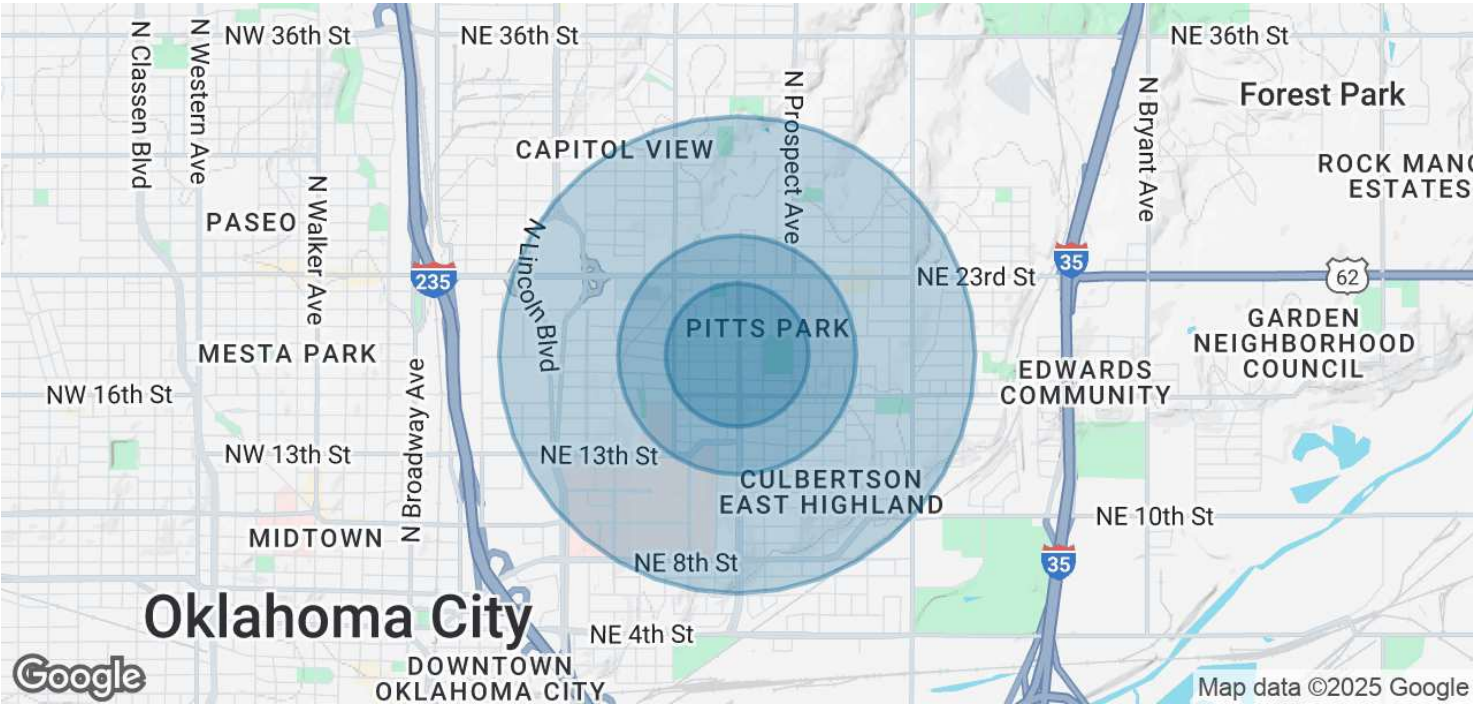
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	920	2,753	8,481
Average Age	40	41	41
Average Age (Male)	39	40	40
Average Age (Female)	42	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	438	1,340	4,113
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$50,756	\$54,441	\$52,048
Average House Value	\$142,946	\$194,777	\$173,791

Demographics data derived from AlphaMap

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