



PRICE: \$729,900

# 815 WEST MEMORIAL ROAD

Oklahoma City, OK 73114

**Jake Wilburn**

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## Property Description

Introducing an exceptional investment opportunity in North OKC. This property, strategically located at 815 W Memorial Rd, presents an ideal site for a new retail development. With its high visibility and traffic counts, this parcel offers a lucrative proposition for prospective retail investors. Its central location and proximity to Kilpatrick Turnpike provides convenient access for local and commuter traffic, ensuring maximum exposure for future retail endeavors.

## Property Highlights

- 215' Frontage on Memorial Rd
- C-3 Zoning
- Approx. 20,000 Vehicles Per Day

## Offering Summary

Sale Price:	\$729,900
Lot Size:	0.865 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,546	34,023	77,449
Total Population	6,042	78,425	186,601
Average HH Income	\$117,101	\$96,310	\$111,610

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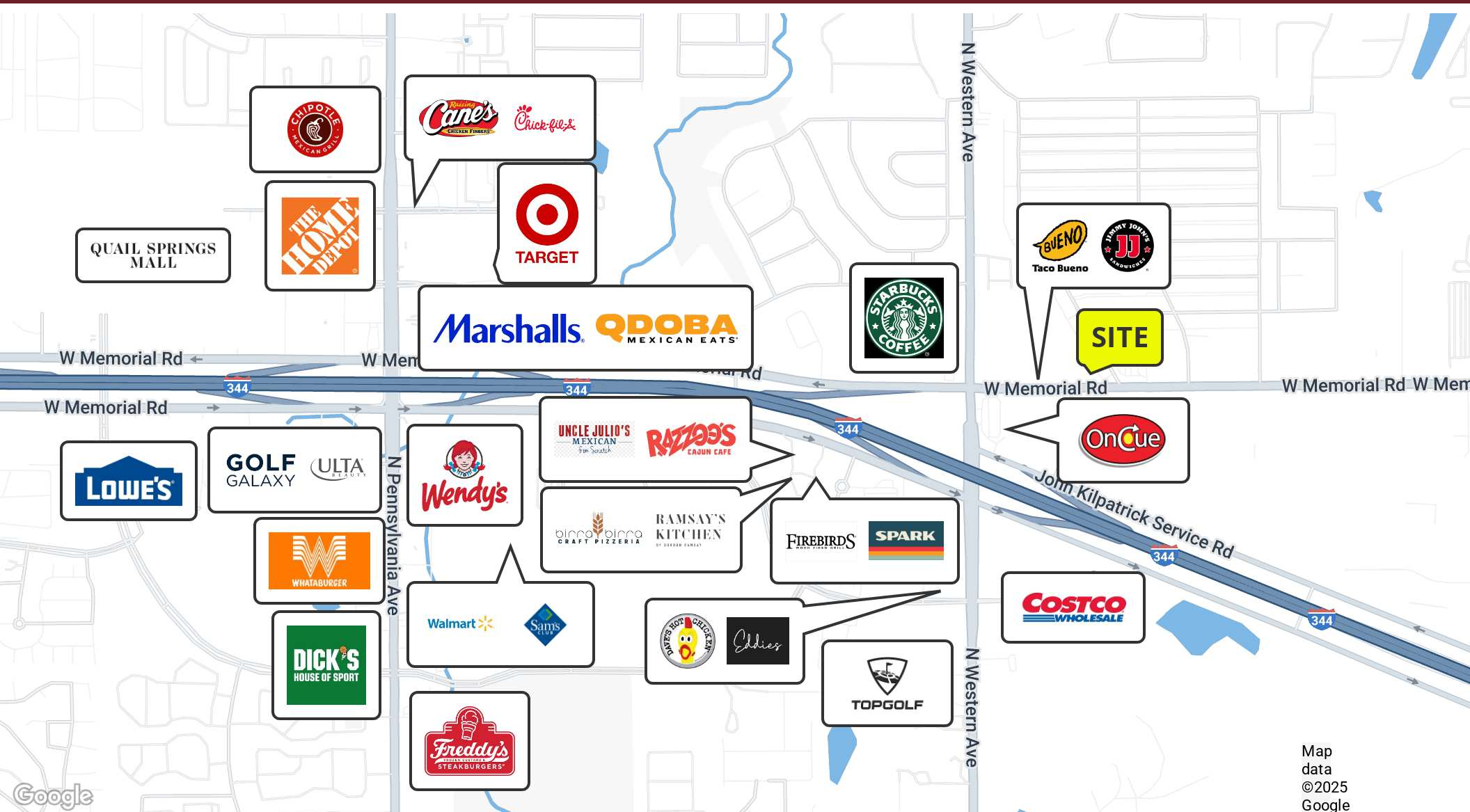




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Map  
data  
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BROKERAGE SERVICES, LLC



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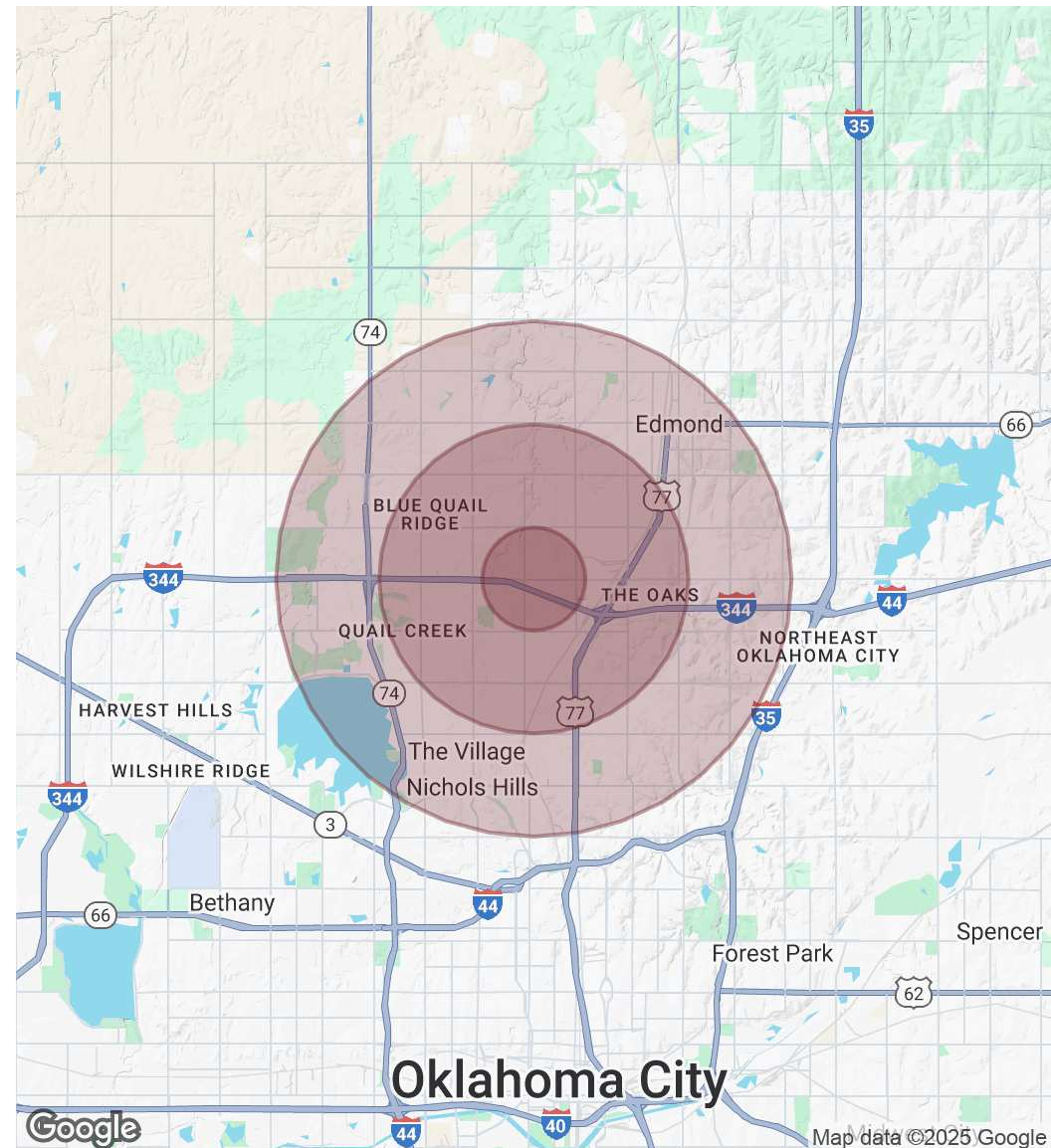
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Population	1 Mile	3 Miles	5 Miles
Total Population	6,042	78,425	186,601
Average Age	40	38	38
Average Age (Male)	38	37	37
Average Age (Female)	41	40	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,546	34,023	77,449
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$117,101	\$96,310	\$111,610
Average House Value	\$342,790	\$282,535	\$326,732

*Demographics data derived from AlphaMap*



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