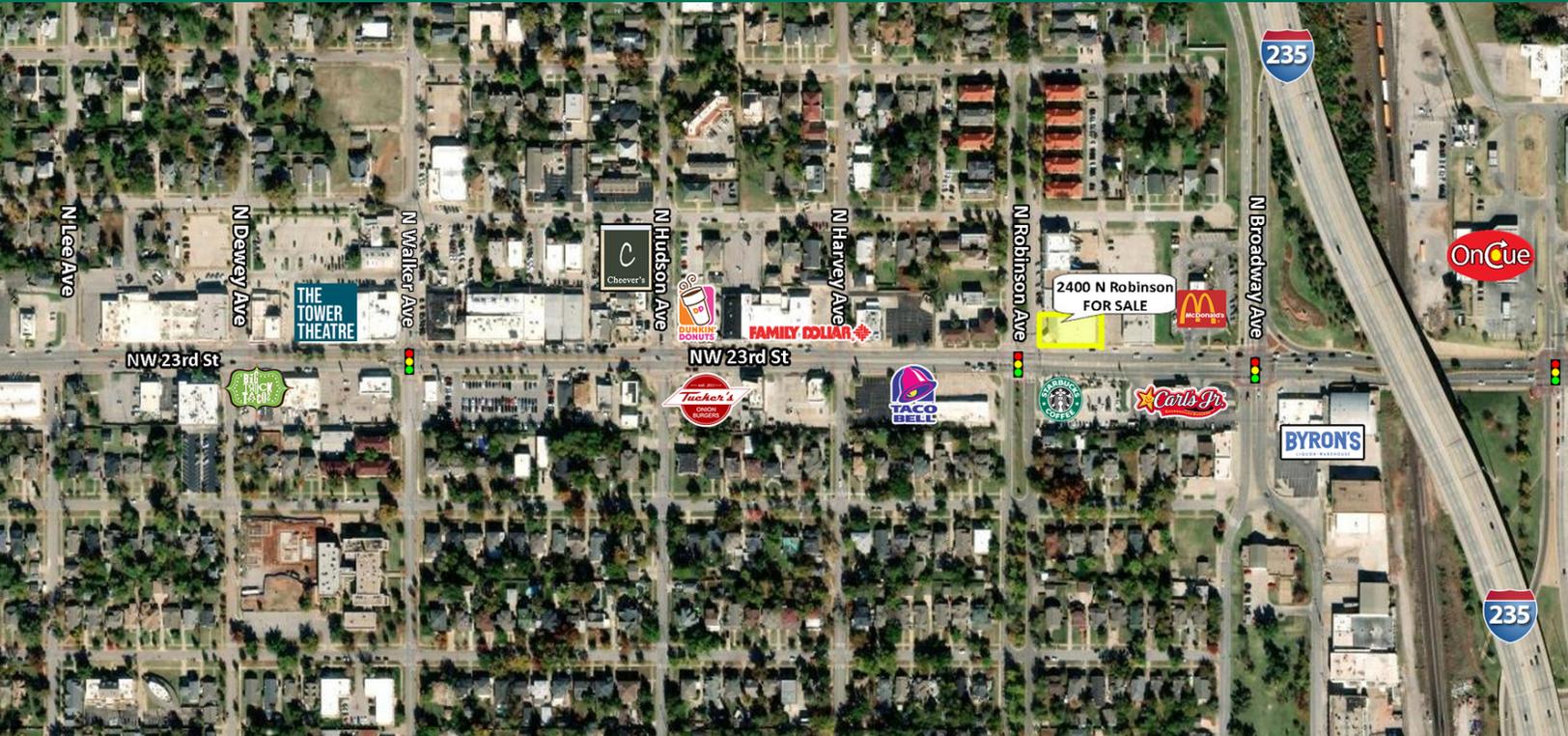


REDEVELOPMENT OPPORTUNITY

2400 N ROBINSON AVE, OKC, OK 73103



PROPERTY DESCRIPTION

Redevelopment Opportunity on the NEC of NW 23rd Street & Robinson Ave. The property is located in close proximity to Oklahoma City University, the Paseo District, Tower Theatre, and much more. It is also just minutes away from our state's Capitol. Nearby tenants include Starbucks, McDonald's, Cheever's Cafe, Tuckers Onion Burgers, and much more.

Many rooftops in the area including Mesta Park, Heritage Hills, Paseo, Edgmere Park, and much more. This property has easy access to Broadway Extension and just minutes from the ever growing Downtown OKC.

OFFERING SUMMARY

Sale Price:	\$225,000
Lot Size:	3,049 SF
Building Size:	1,083 SF

TRAFFIC COUNTS

NW 23rd St	east	27,296
NW 23rd St	west	12,809

JACOB SIMON

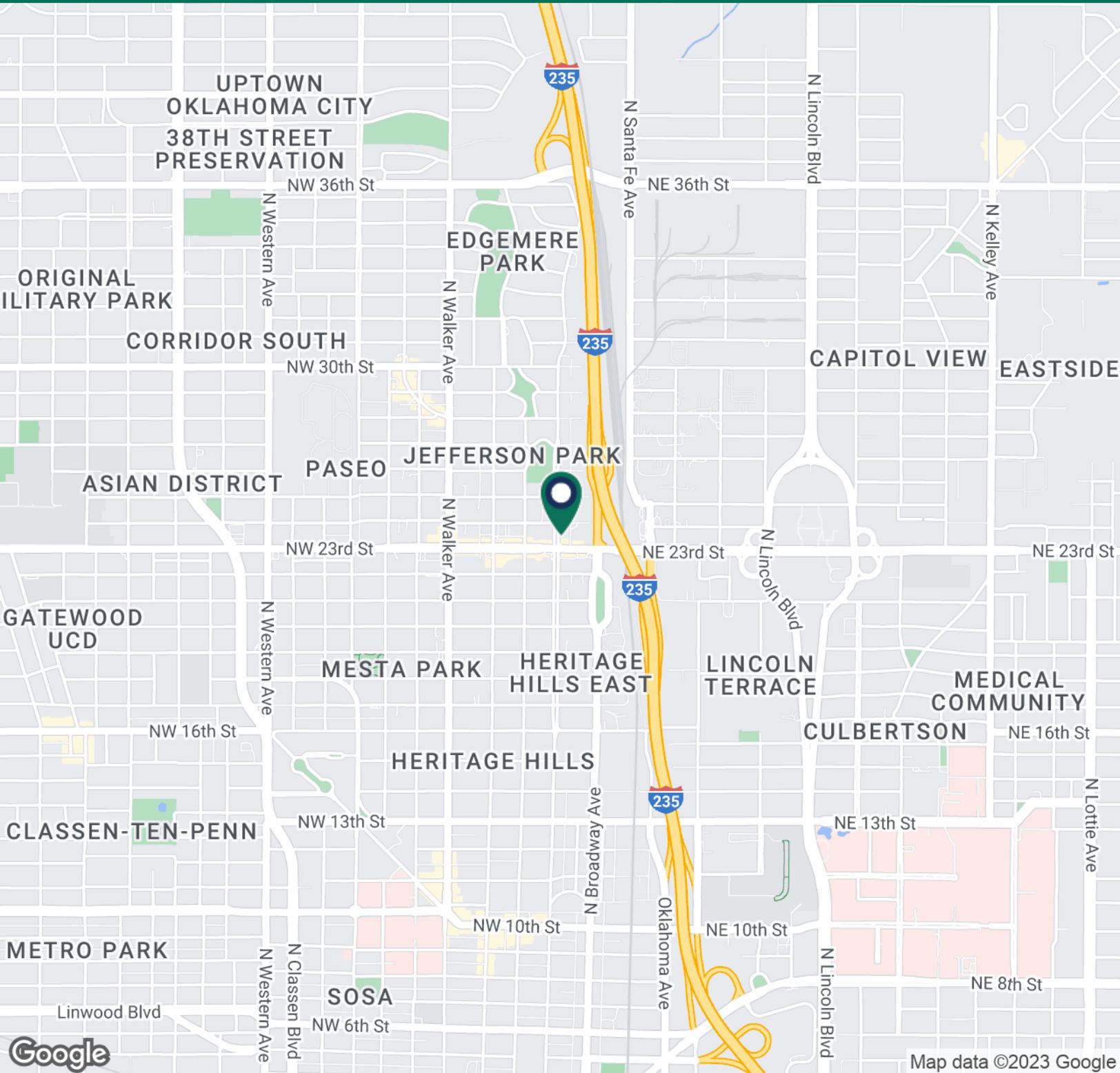
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,267	76,611	183,326
Average Age	34.2	35.1	34.5
Average Age (Male)	33.7	34.9	34.6
Average Age (Female)	34.4	35.4	34.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,449	38,287	84,932
# of Persons per HH	1.7	2.0	2.2
Average HH Income	\$71,558	\$59,379	\$59,918
Average House Value	\$219,549	\$150,814	\$146,915

* Demographic data derived from 2020 ACS - US Census

07102023

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