

# UNION MARKET

1700 S MCKINLEY AVE, OKLAHOMA CITY, OK 73108



## OFFERING SUMMARY

Sale Price:	\$595,000
Building Size:	4,050 SF
Corner Property:	Yes
Lot Size:	0.78 Acres
Lot Frontage:	385'
Price / SF Land:	\$17.51
Price / SF:	\$146.91
Year Built:	1954
Renovated:	2015
Zoning:	R-1
Type: Alt Land Use Description:	Platted Commercial
Market:	Oklahoma City
Submarket:	South

## PROPERTY OVERVIEW

The property formerly operated as a neighborhood market and now offers an excellent value-add canvas for investors or owner-users. With flexible site layout, deep yard space, and full utilities, the location is directly next to the Wheeler District which continues to push demand as new homes, restaurants, and businesses come online.

Surrounded by active investment, new construction, and major revitalization efforts, 1700 S McKinley positions an operator directly in the path of growth. Minutes from Downtown OKC, Capitol Hill Main Street, the Stockyards, and the expanding Wheeler District.

## PROPERTY HIGHLIGHTS

- High-upside
- Oversized lot, utilities in place
- Directly adjacent to Wheeler District's growth path
- Near Downtown OKC, Stockyards City, the new riverfront trail system, Capitol Hill Main Street, Scissortail Park, Wheeler Ferris Wheel, and I-40/I-35 access.

ZACK CONROY

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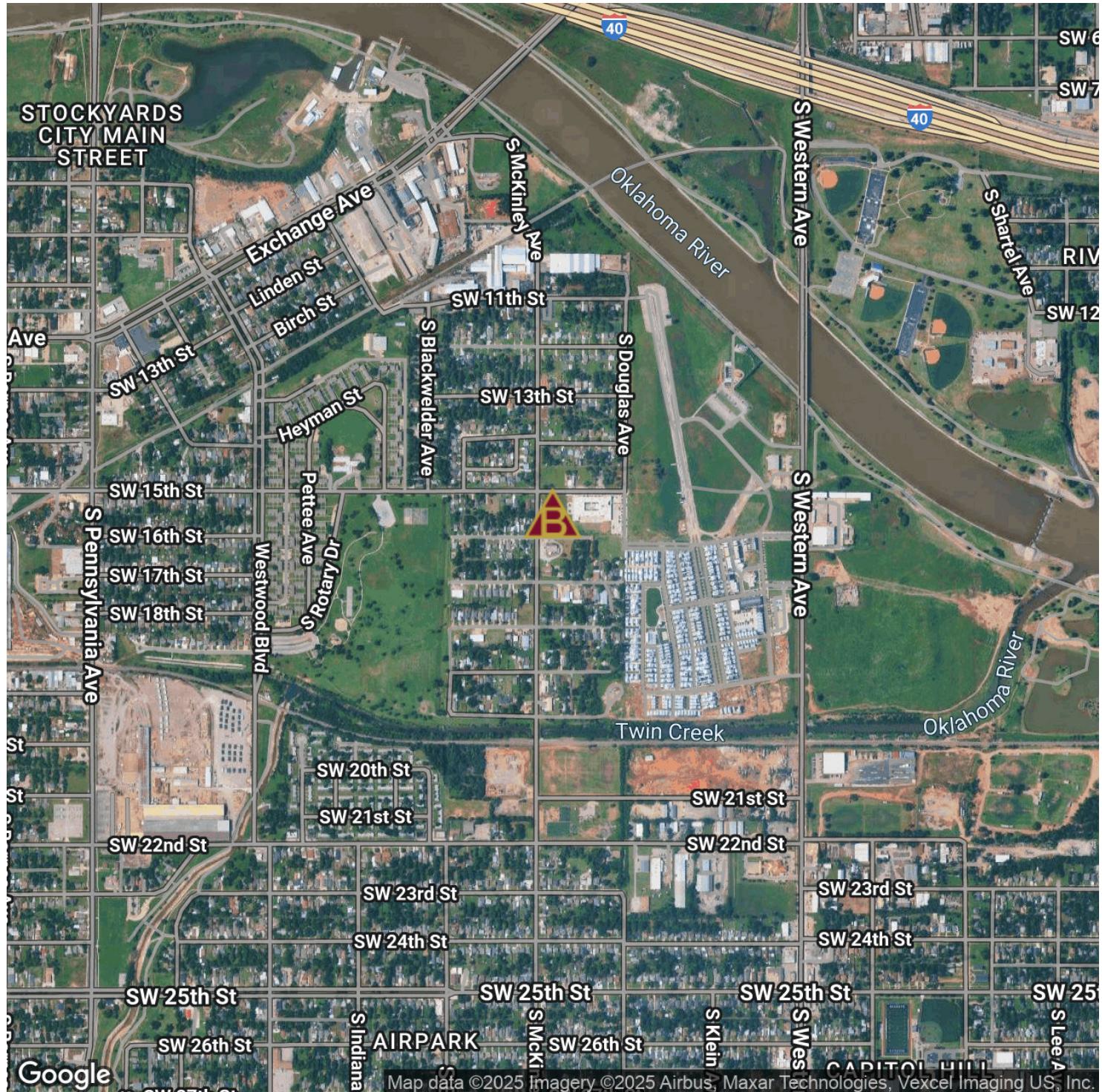
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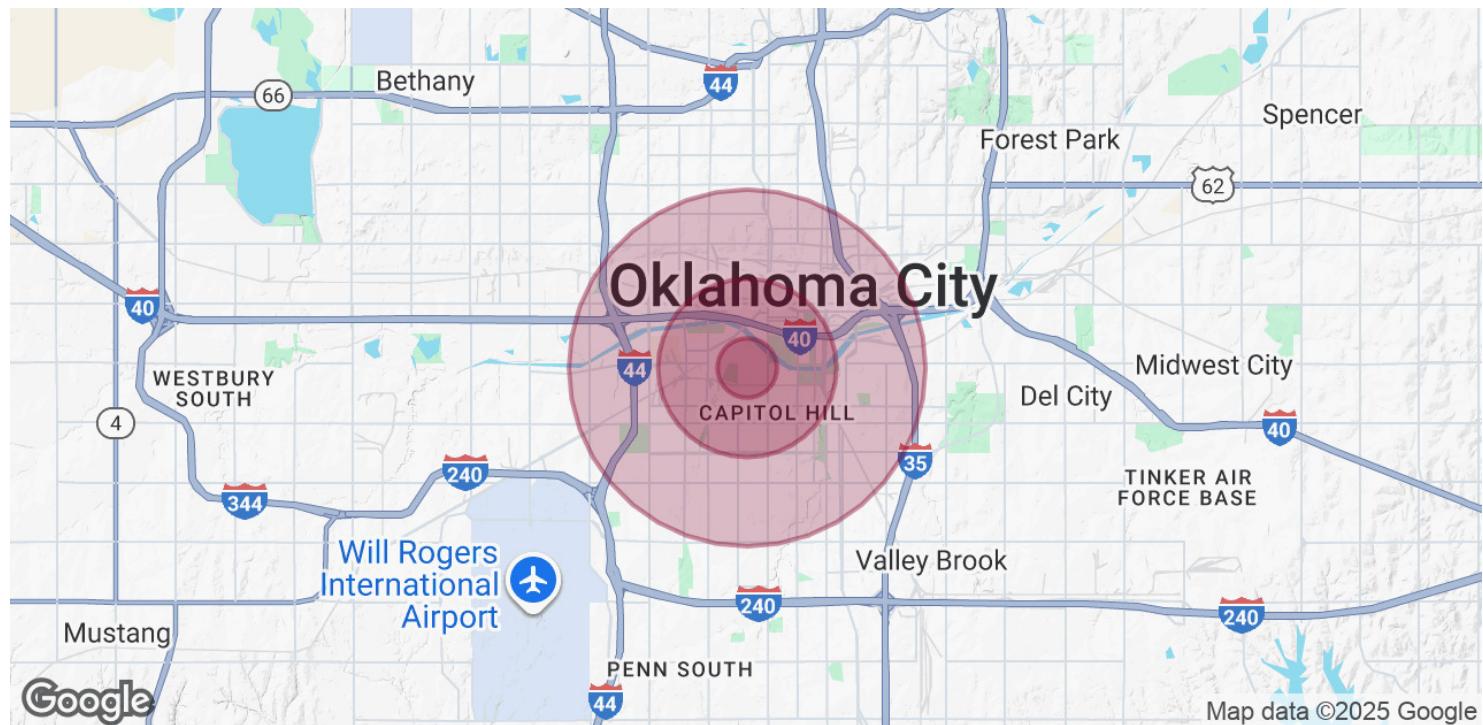
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POPULATION	0.5 MILES	1.5 MILES	3 MILES
Total Population	2,217	19,178	95,815
Average Age	33	34	35
Average Age (Male)	33	34	34
Average Age (Female)	33	34	35

HOUSEHOLDS & INCOME	0.5 MILES	1.5 MILES	3 MILES
Total Households	837	6,430	34,950
# of Persons per HH	2.6	3	2.7
Average HH Income	\$37,493	\$49,939	\$58,239
Average House Value	\$104,266	\$136,184	\$175,899

Demographics data derived from AlphaMap

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