

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$1,600,000
Building Size:	3,060 SF
Available SF:	
Lot Size:	49,400 SF
Number of Units:	1
Price / SF:	\$522.88
Market:	Midwest City
Submarket:	Oklahoma City Suburb

### PROPERTY OVERVIEW

Discover a prime redevelopment opportunity for this 49,400 SF land parcel with a former Tunnel Car Wash building on it located in the vibrant Midwest City area. Opportunity for any business requiring a high visibility location or a car wash operator to revitalize the tunnel wash. With its strategic location along Midwest City's main corridor, this property offers stability and potential for long-term growth.

### PROPERTY HIGHLIGHTS

- - High-traffic area for maximum retail visibility
- - Attractive street frontage
- - Ideal for single retail unit operation
- - Ample parking for customer convenience
- - Proximity to major thoroughfares for easy access
- - Strong surrounding demographics for customer base
- - Pylon Sign

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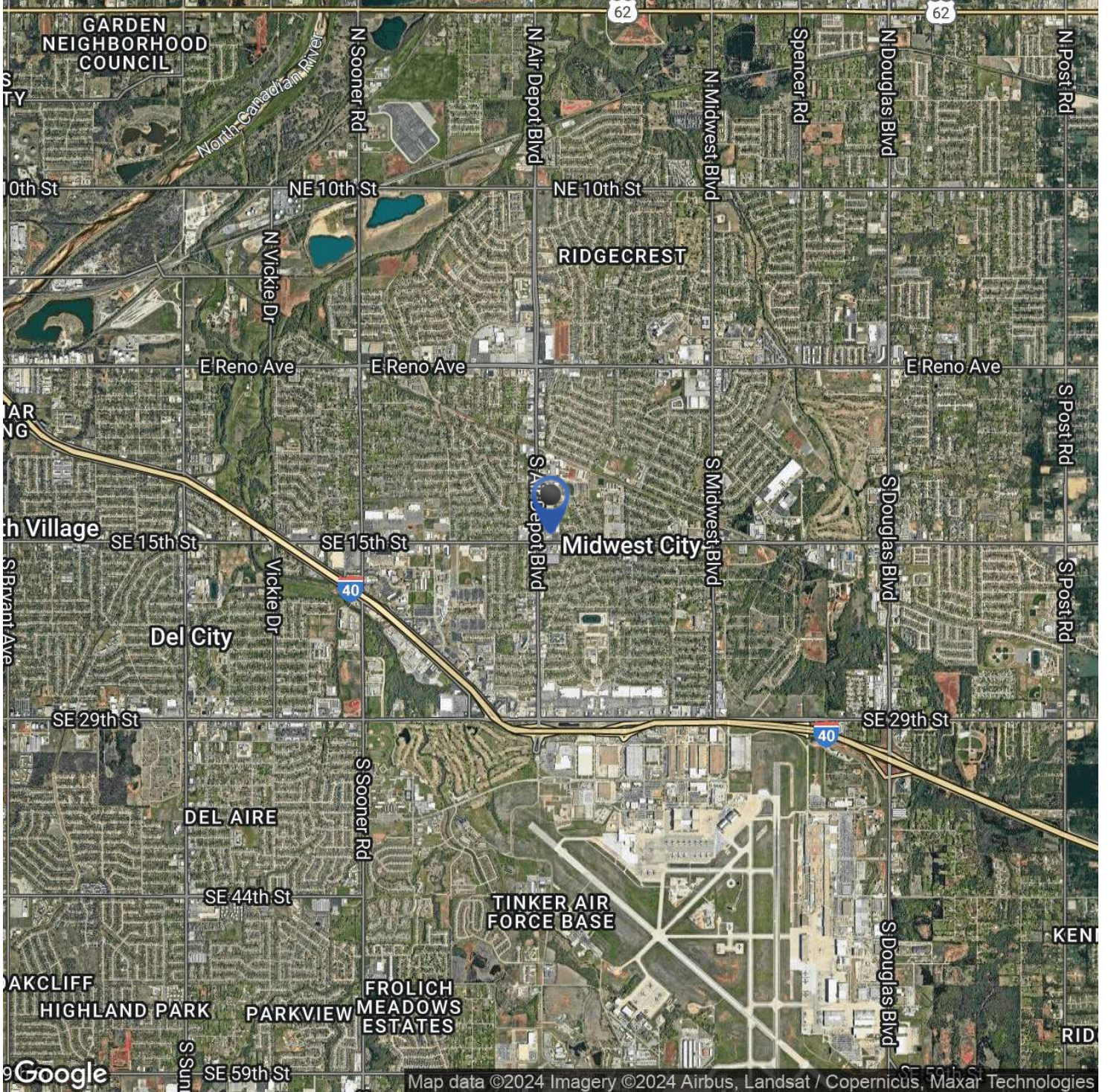
## ADDITIONAL PHOTOS



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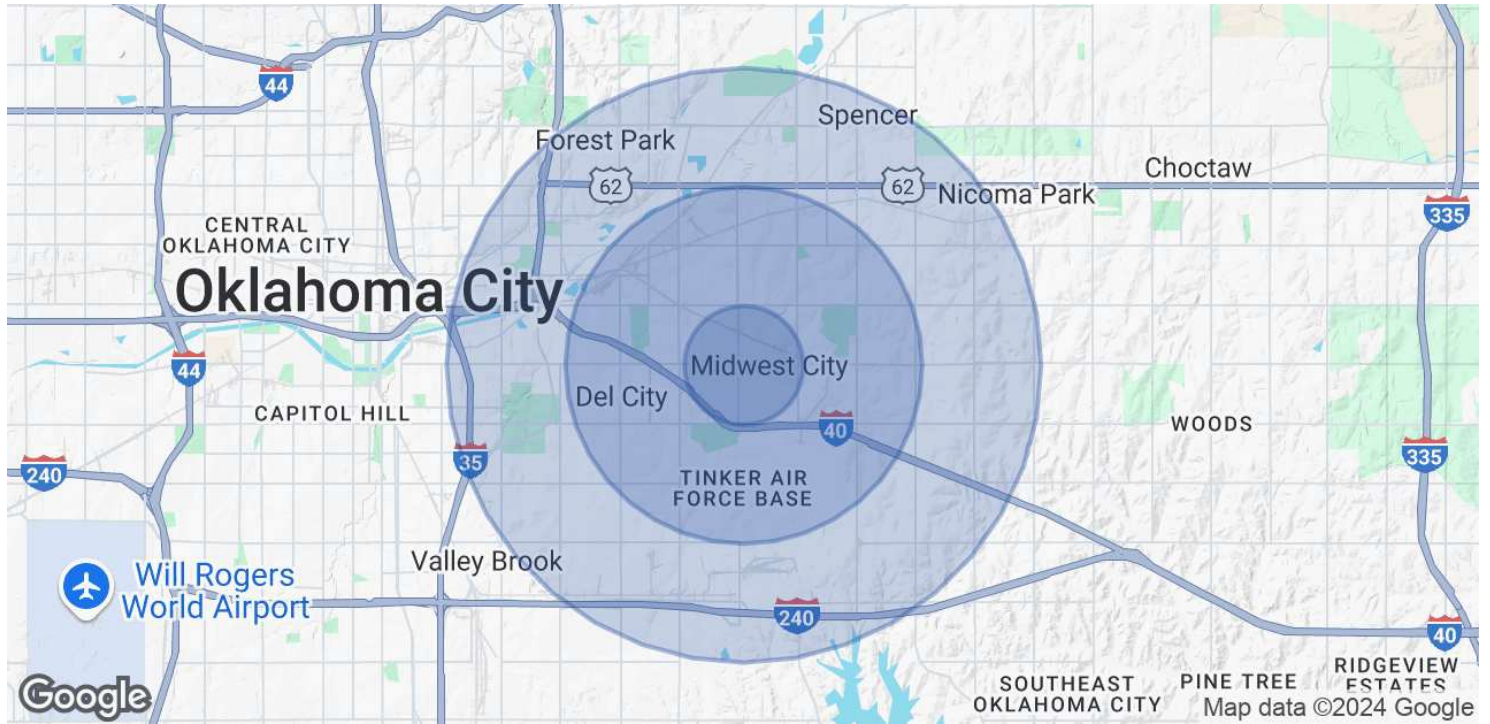
## LOCATION MAP



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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,187	66,684	119,348
Average Age	38	39	38
Average Age (Male)	36	37	37
Average Age (Female)	39	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,305	27,491	48,015
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$55,473	\$66,015	\$69,182
Average House Value	\$138,340	\$168,228	\$176,005

Demographics data derived from AlphaMap

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