

FOR SALE

# RETAIL STRIP CENTER

1917-1923 N Lottie Ave, Oklahoma City, OK 73111



**Gabrielle Johnson**

Associate - Retail  
405.441.0361  
Gabrielle@pivotproject.com

**Tim Strange, CCIM, SIOR, CPM**

President  
405.413.8467  
tim@pivotproject.com

**PIVOT**

FOR SALE

# RETAIL STRIP CENTER

1917-1923 N Lottie Ave, Oklahoma City, OK 73111



## PROPERTY DESCRIPTION

Retail and mixed-use space spanning three buildings totaling approximately 7,500 SF, located at 1917-1923 N Lottie Ave and 1909 N Lottie Ave. The offering includes 4,500 SF of retail space built in the 1930s and 3,200 SF of mixed-use space featuring two ground-floor retail bays with two 1-bedroom, 1-bath apartments above. Properties may be purchased together or separately. This site presents significant upside for a retail or strip center investor in Oklahoma City's rapidly expanding market. Positioned in the Northeast Corridor, the property benefits from strong visibility, steady traffic counts, and close proximity to major destinations including OU Medical Center, Downtown OKC, the Boathouse District, OKANA Resort & Indoor Waterpark, and the planned new Oklahoma City Thunder Arena.

## PROPERTY HIGHLIGHTS

- Retail and Mixed- Use
- 4500 SF building
- Built in the 30's
- Zoned C-3
- Strategic Oklahoma City location

## OFFERING SUMMARY

Sale Price:	\$280,000
Lot Size:	6,450 SF
Building Size:	4,452 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	492	1,340	4,113
Total Population	1,027	2,753	8,481
Average HH Income	\$53,171	\$54,441	\$52,048

### Gabrielle Johnson

Associate - Retail  
405.441.0361  
Gabrielle@pivotproject.com

### Tim Strange, CCIM, SIOR, CPM

President  
405.413.8467  
tim@pivotproject.com

# PIVOT

FOR SALE

# RETAIL STRIP CENTER

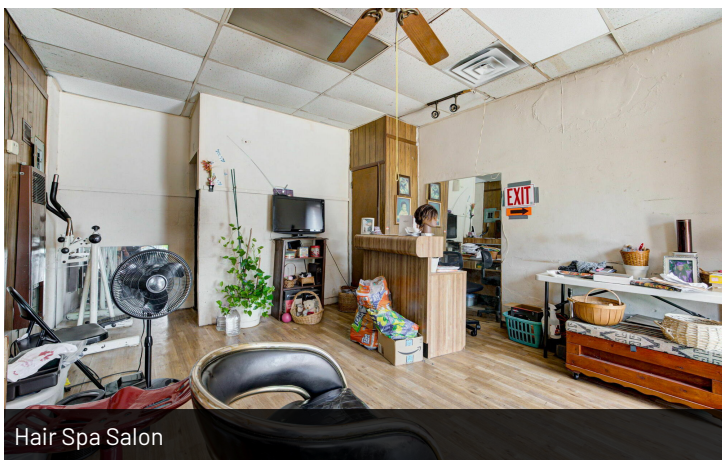
1917-1923 N Lottie Ave, Oklahoma City, OK 73111



House of Prayer Church



House of Prayer Kitchen



Hair Spa Salon



Hair Spa Salon



Former BBO Restaurant



Miracle Temple Baptist Church

**Gabrielle Johnson**

Associate - Retail  
405.441.0361  
Gabrielle@pivotproject.com

**Tim Strange, CCIM, SIOR, CPM**

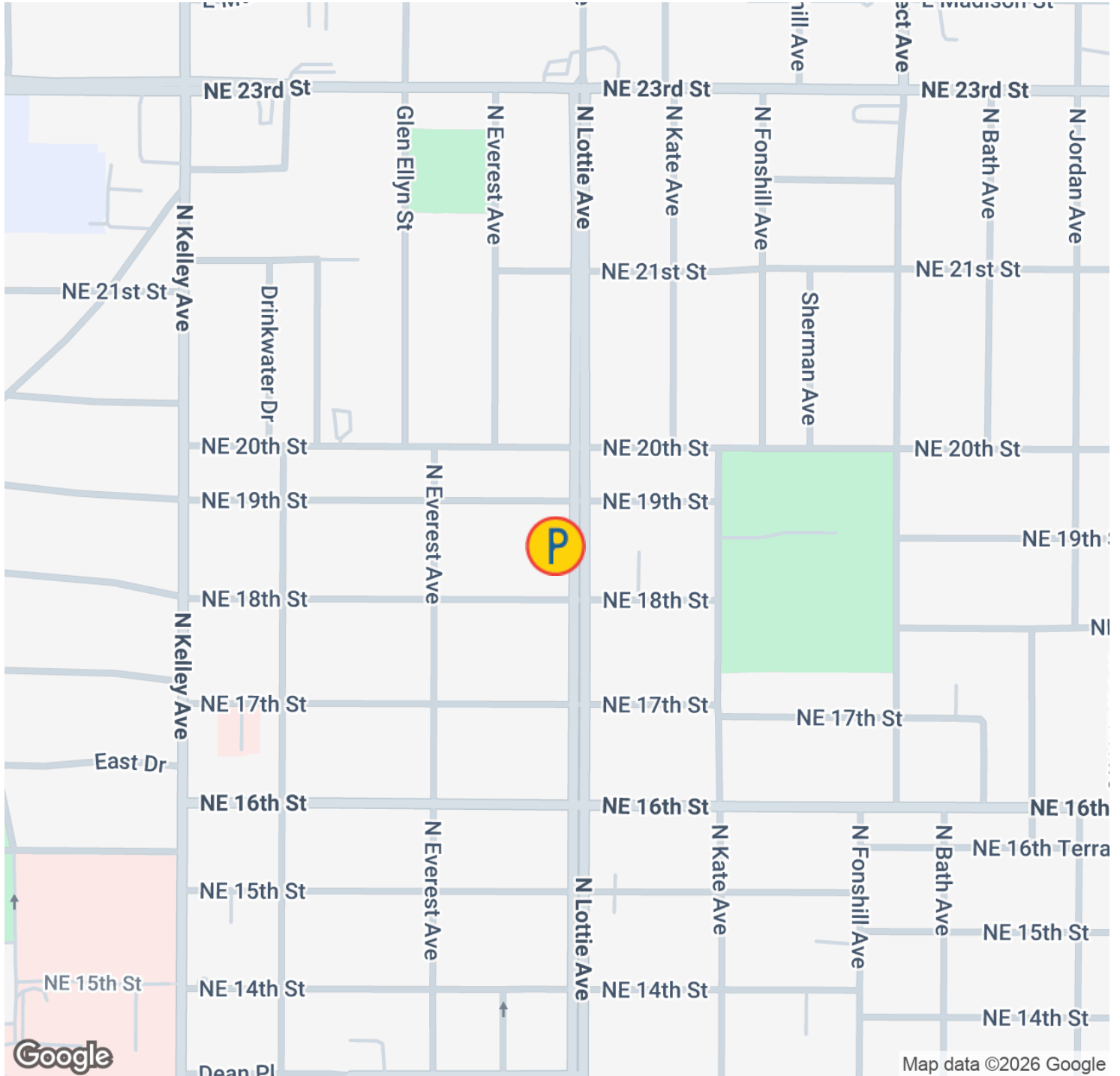
President  
405.413.8467  
tim@pivotproject.com

**PIVOT**

FOR SALE

# RETAIL STRIP CENTER

1917-1923 N Lottie Ave, Oklahoma City, OK 73111



**Gabrielle Johnson**  
Associate - Retail  
405.441.0361  
Gabrielle@pivotproject.com

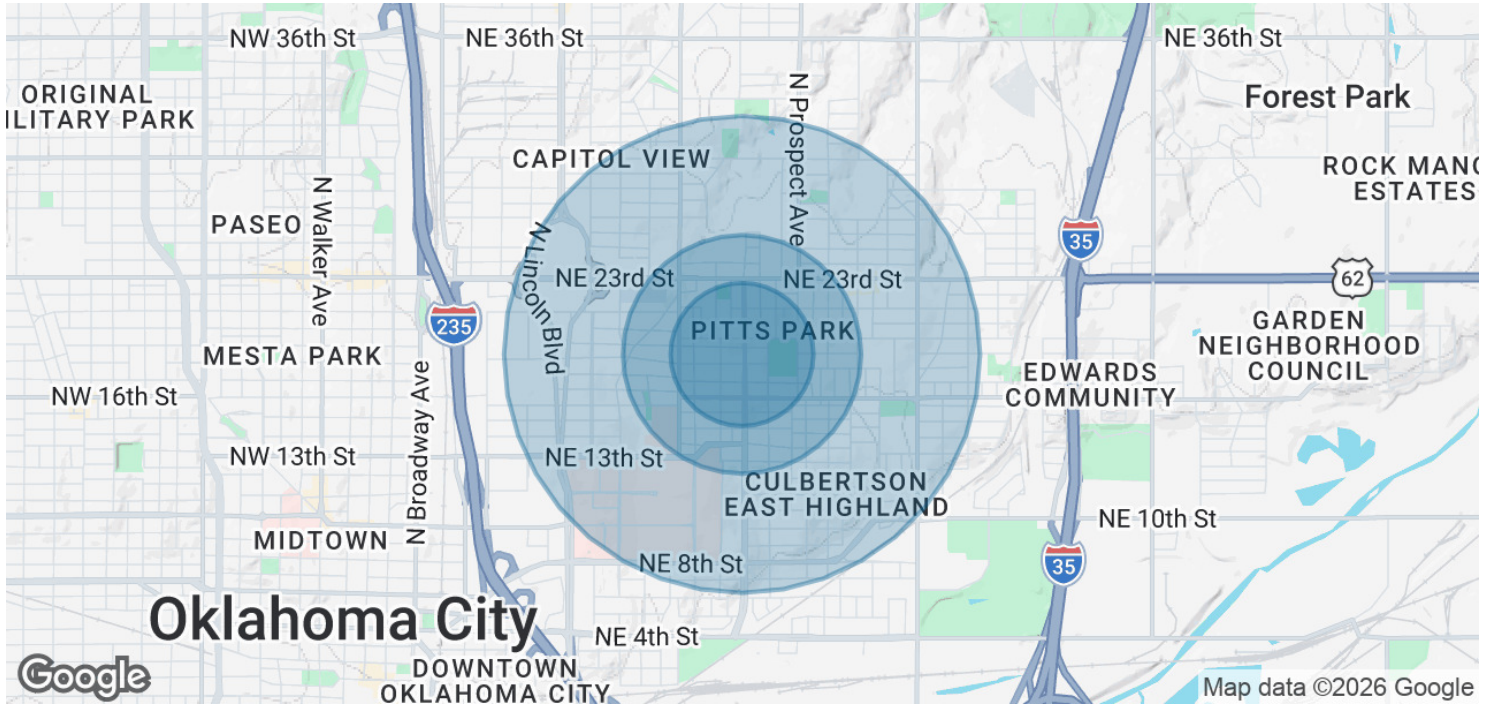
**Tim Strange, CCIM, SIOR, CPM**  
President  
405.413.8467  
tim@pivotproject.com

**PIVOT**

FOR SALE

# RETAIL STRIP CENTER

1917-1923 N Lottie Ave, Oklahoma City, OK 73111



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,027	2,753	8,481
Average Age	40	41	41
Average Age (Male)	39	40	40
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	492	1,340	4,113
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$53,171	\$54,441	\$52,048
Average House Value	\$161,733	\$194,777	\$173,791

Demographics data derived from AlphaMap

**Gabrielle Johnson**  
 Associate - Retail  
 405.441.0361  
 Gabrielle@pivotproject.com

**Tim Strange, CCIM, SIOR, CPM**  
 President  
 405.413.8467  
 tim@pivotproject.com





**PIVOT**

Pivot Real Estate Brokerage  
1214 NW Hudson, Suite 213  
Oklahoma City, OK 73103  
[pivotproject.com/brokerage](http://pivotproject.com/brokerage)