

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$525,000
Building Size:	2,531 SF
Lot Size:	23,958 SF
Number of Gas Pumps:	2
Price / SF:	\$207.43
Year Built:	1993

### PROPERTY OVERVIEW

Located at the hard corner of SE 104th St and S Hiwassee Rd, this gas station is within close proximity to I-40. The area boasts an average household income of over \$120K annually and is less than a mile away from Schwartz Elementary School. This area of Oklahoma City is extremely under served for gas stations and convenient stores, making this asset ideal for C Store owner/operators.

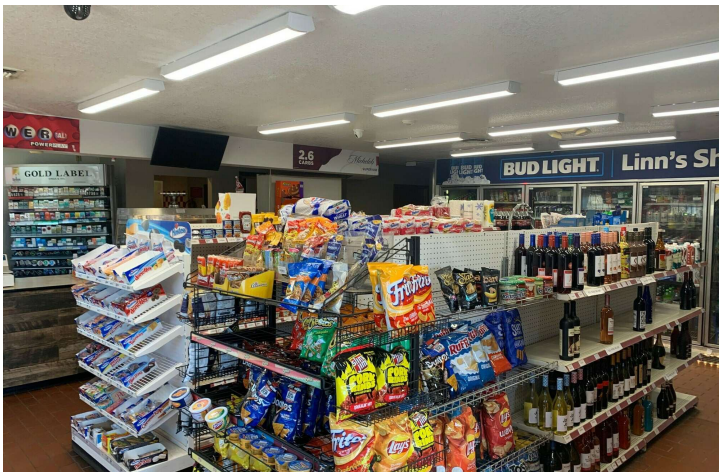
### PROPERTY HIGHLIGHTS

- High Visibility
- Underserved Market/Limited Competition
- Hard Corner Site
- Affluent Area
- Turn Key Operation

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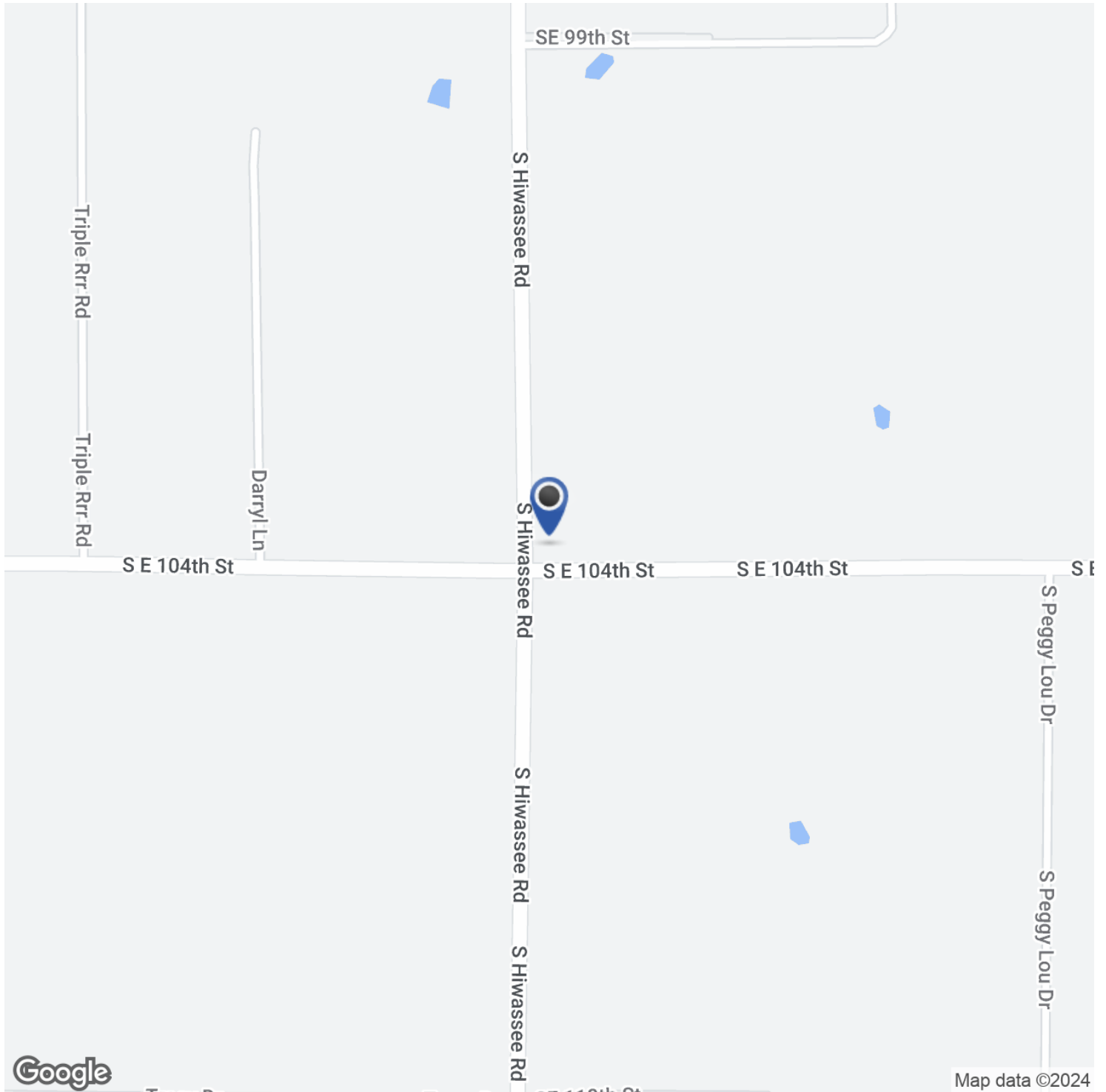
## ADDITIONAL PHOTOS



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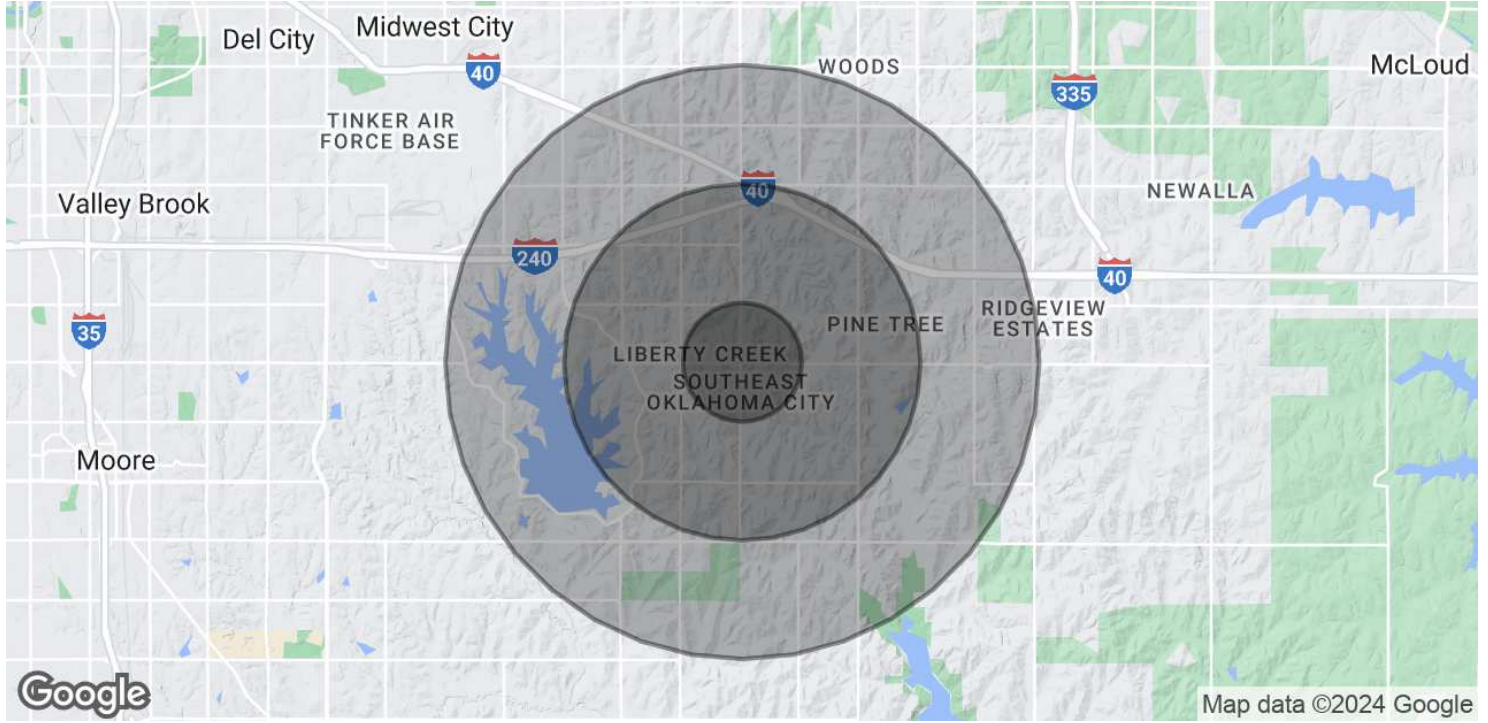
## LOCATION MAP



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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	526	5,381	13,761
Average Age	41.5	41.4	43.7
Average Age (Male)	47.3	44.6	43.9
Average Age (Female)	39.3	36.7	42.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	210	1,880	5,041
# of Persons per HH	2.5	2.9	2.7
Average HH Income	\$96,170	\$106,864	\$104,211
Average House Value	\$216,172	\$225,526	\$224,001

2020 American Community Survey (ACS)

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