



OFFERING SUMMARY

LOCATION OVERVIEW

PROPERTY HIGHLIGHTS

Sale Price: NOW \$395,000
WAS \$444K

Lease Rate: \$11.00 SF/YR
(MG)

Available SF: 4,372

Lot Size: 0.37 Acres

Year Built: 1982

Zoning: I-2

Price / SF: \$90.35

- MAJOR SALE PRICE REDUCTION from \$440K to \$395K - This property is located along N Pennsylvania Ave just South of NW 10th St in Oklahoma City, OK.

- Former Retail Optical Shop
- Traffic Counts Along Penn: 9194 (ACOG '22)



DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	321	1,183	4,456
Total Population	895	3,254	10,755
Average HH Income	\$59,320	\$64,326	\$70,417

DAVID LIDE

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(405) 361- 2100 cell
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Interior South End



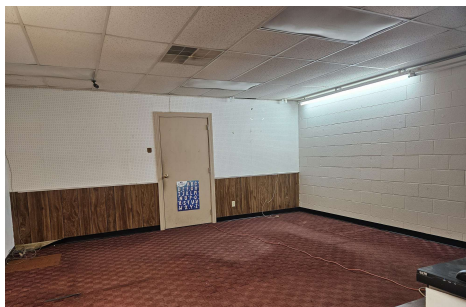
Interior South End



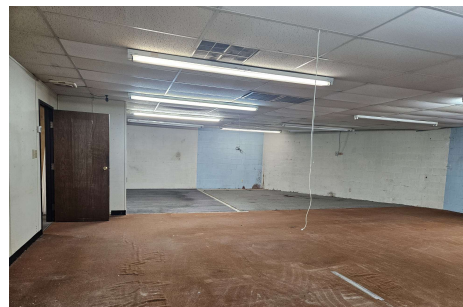
Interior South End



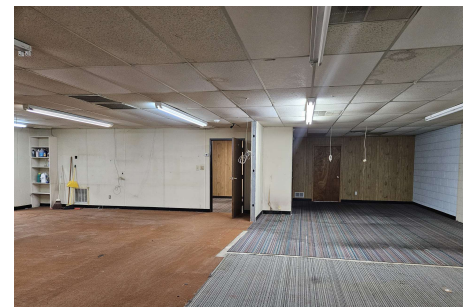
Office South End



Office South End



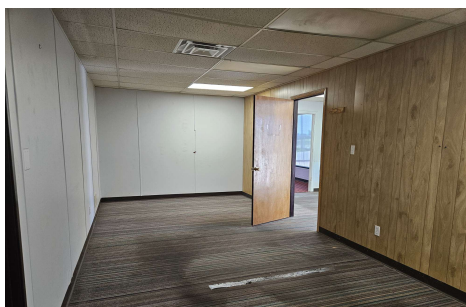
Large Back Room with Ground Level Door



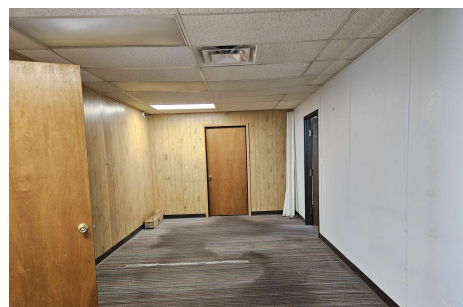
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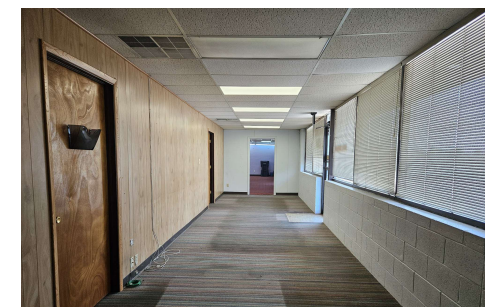
Office North End



Office North End



Interior North End



Interior North End

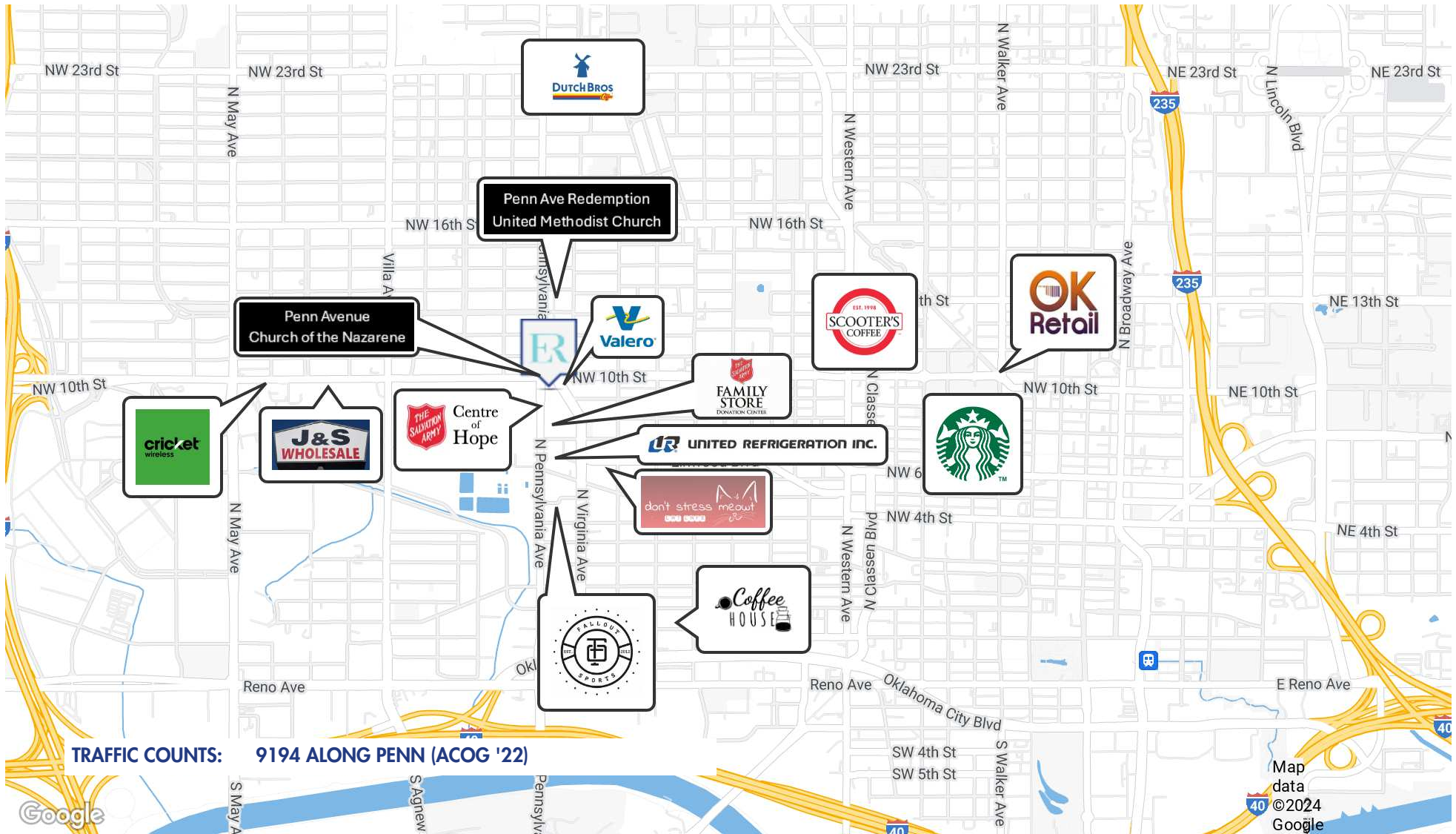
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