



PRICE: \$699,900

815 WEST MEMORIAL ROAD

Oklahoma City, OK 73114

Jake Wilburn
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Property Description

Introducing an exceptional investment opportunity in North OKC. This property, strategically located at 815 W Memorial Rd, presents an ideal site for a new retail development. With its high visibility and traffic counts, this parcel offers a lucrative proposition for prospective retail investors. Its central location and proximity to Kilpatrick Turnpike provides convenient access for local and commuter traffic, ensuring maximum exposure for future retail endeavors.

Property Highlights

- 215' Frontage on Memorial Rd
- C-3 Zoning
- Approx. 20,000 Vehicles Per Day

Offering Summary

Sale Price: \$699,900

Lot Size: 0.865 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,546	34,023	77,449
Total Population	6,042	78,425	186,601
Average HH Income	\$117,101	\$96,310	\$111,610

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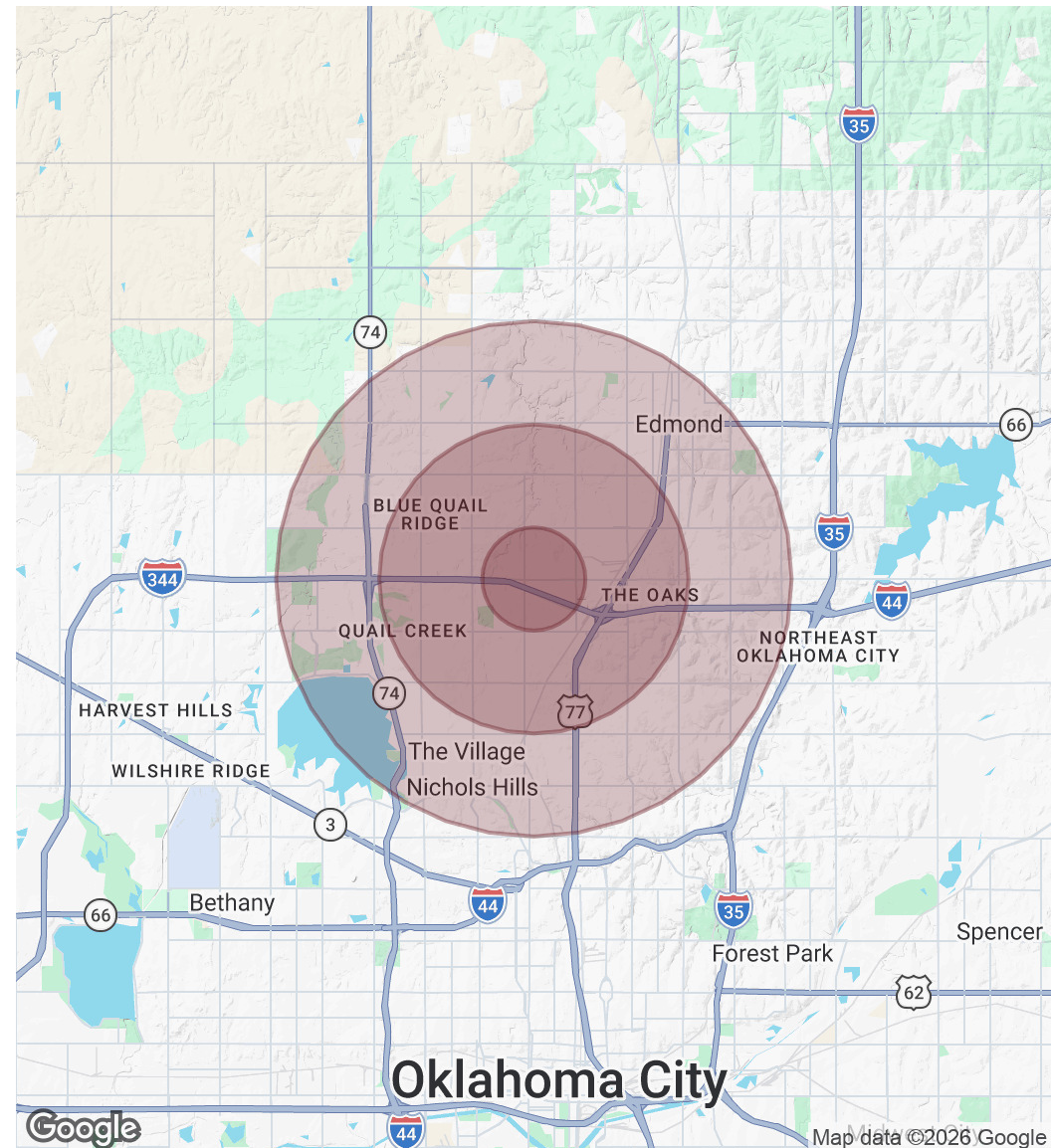
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Population	1 Mile	3 Miles	5 Miles
Total Population	6,042	78,425	186,601
Average Age	40	38	38
Average Age (Male)	38	37	37
Average Age (Female)	41	40	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,546	34,023	77,449
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$117,101	\$96,310	\$111,610
Average House Value	\$342,790	\$282,535	\$326,732

Demographics data derived from AlphaMap



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