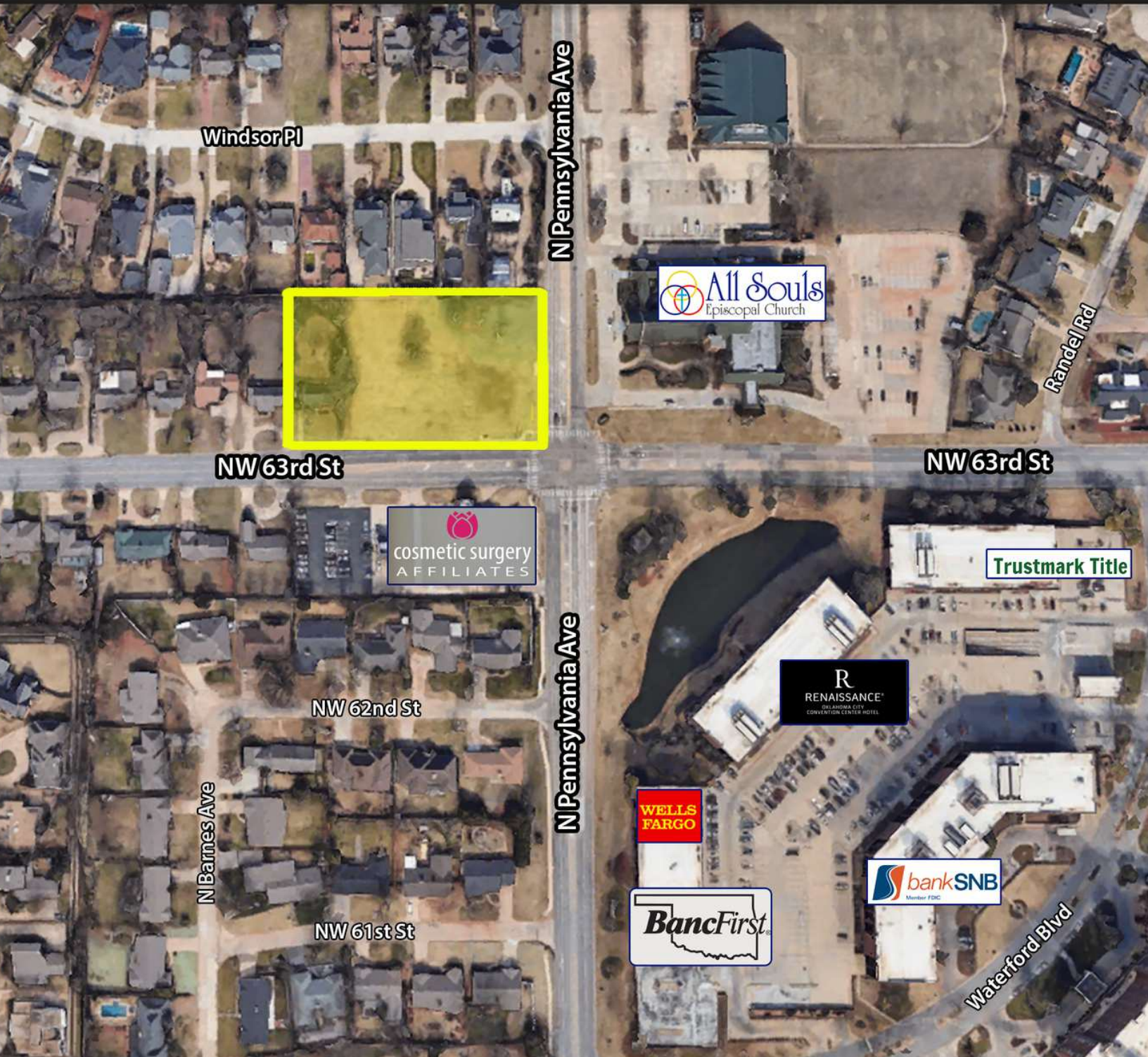


## CORPORATE GARDENS LAND 6401 N PENNSYLVANIA AVE, NICHOLS HILLS, OK 73116



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### PROPERTY DESCRIPTION

The Corporate Gardens land consists of 1.3 acres of developable land. The property is located on the NW/Corner of 63rd and Penn in Nichols Hills, Oklahoma. The site would be best situated for an office or multi-family development. The property is surrounded by the following retailers/office users: Bellini's, Wells Fargo, BancFirst, Bank SNB, Renaissance Waterford, Traders Joe's and Whole Foods Market.

### OFFERING SUMMARY

<b>Sale Price:</b>	\$3,250,000
<b>Lot Size:</b>	58,232 SF

### TRAFFIC COUNTS

<b>NW 63rd St</b>	east	18,959
<b>NW 63rd St</b>	west	18,882
<b>N Pennsylvania Ave</b>	north/south	10,487

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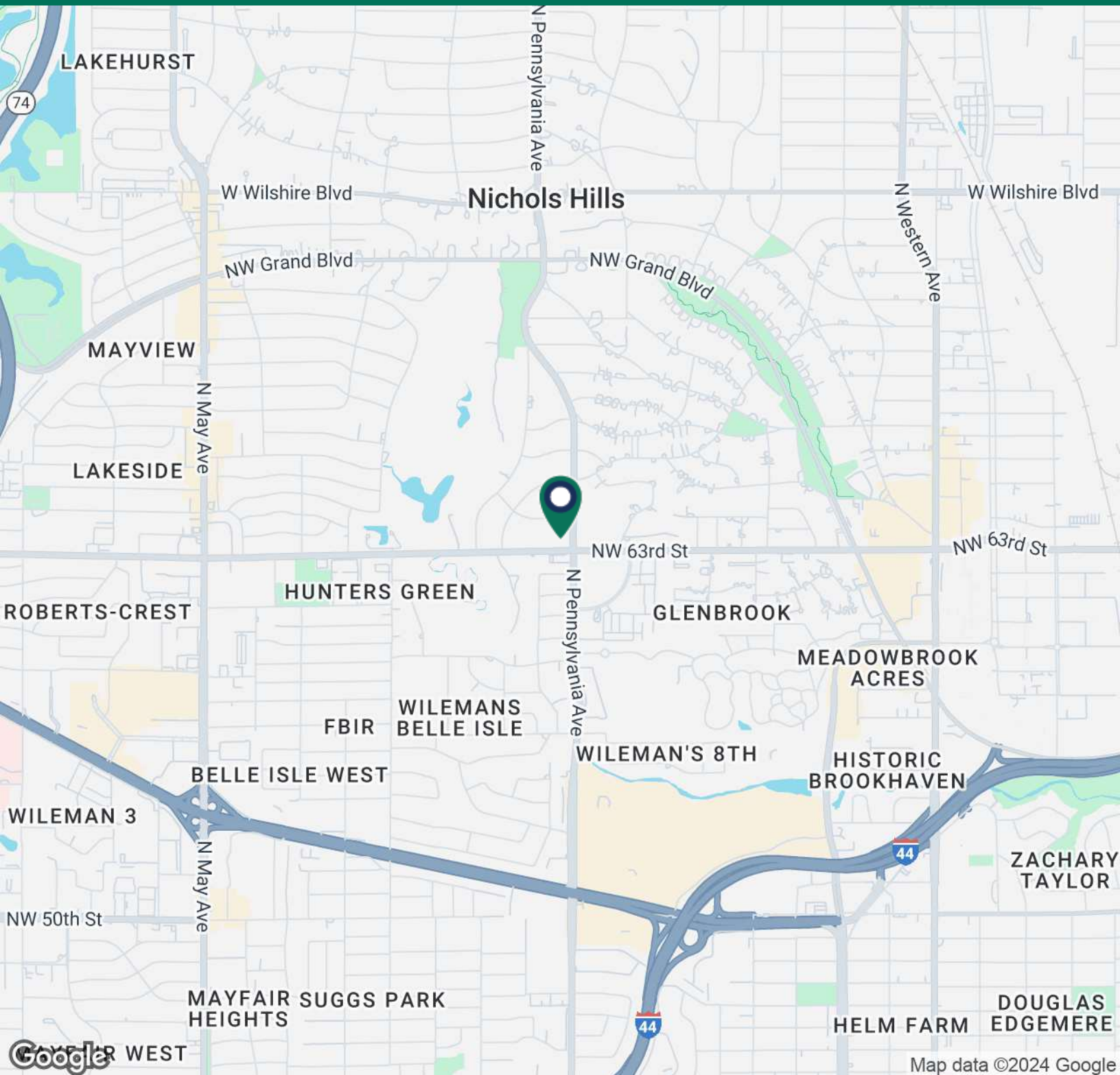
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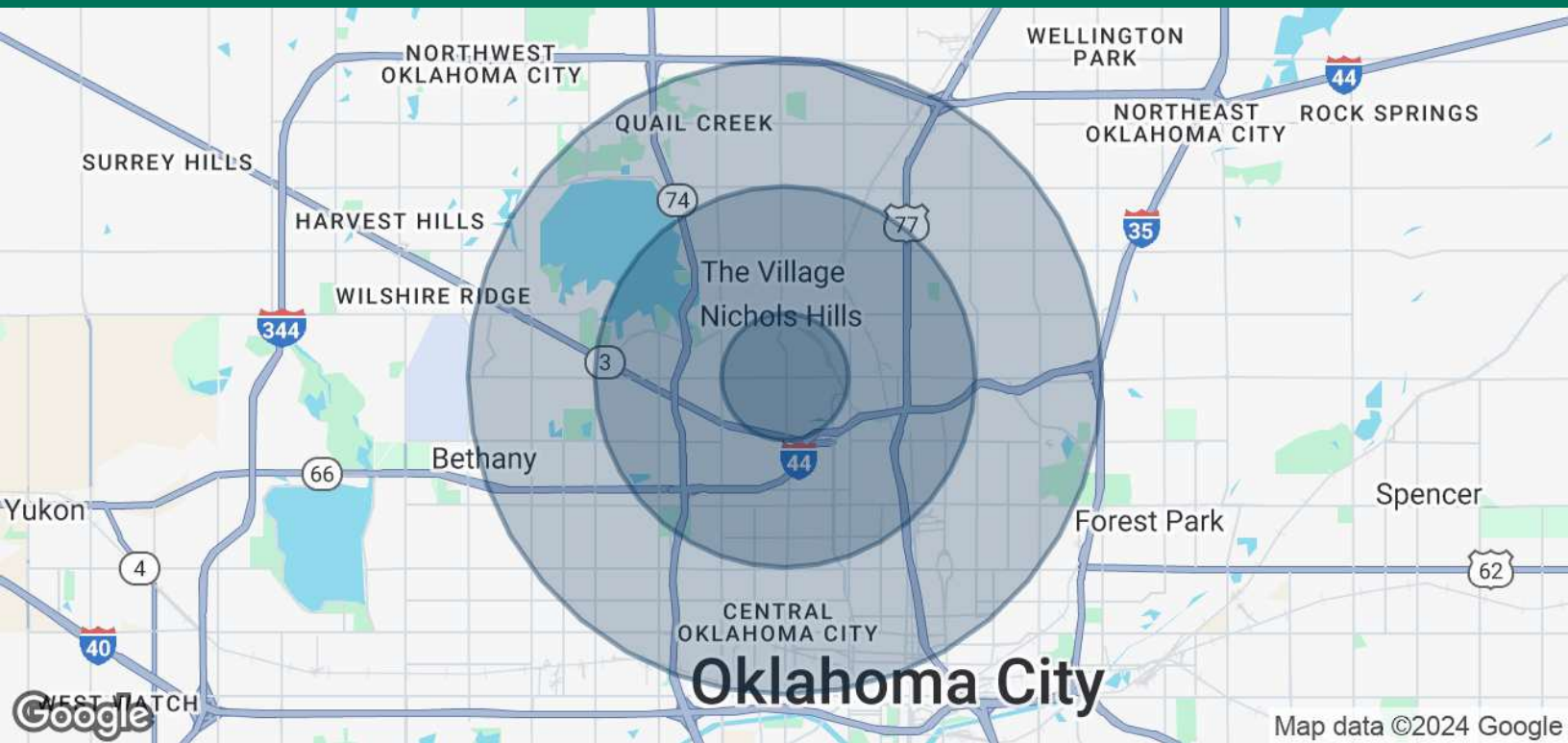
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## CORPORATE GARDENS LAND 6401 N PENNSYLVANIA AVE, NICHOLS HILLS, OK 73116



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,405	78,715	217,111
Average Age	48	40	39
Average Age (Male)	46	39	38
Average Age (Female)	49	41	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,632	36,201	96,312
# of Persons per HH	2	2.2	2.3
Average HH Income	\$157,961	\$89,555	\$78,958
Average House Value	\$691,826	\$323,093	\$271,706

Demographics data derived from AlphaMap

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