



Corner Lot Redevelopment Opportunity

Across the street from St. Anthony Hospital

This is a rare opportunity to redevelop a corner location in downtown Oklahoma City along the west perimeter of Midtown. The property is across the street from the Saint Anthony Hospital campus and within easy walking distance of Plaza Court, Fassler Hall, Elemental Coffee, multiple apartment complexes and the OKC Streetcar. The property's highest and best use is as a single or multi-tenant retail location.

- Building Size:** 6,988 SF **Ceiling Height:** 13 ft
- Lot Size:** 6,988 SF **Built:** 1947
- Price:** \$1,500,000 **Zoning:** DBD
- Stories:** 1
- Construction:** Concrete slab with several fire walls through the property.
- Traffic Counts:** 5,830 cpd ('17) N Walker Ave
1,196 cpd ('16) NW 8th St



Demographics

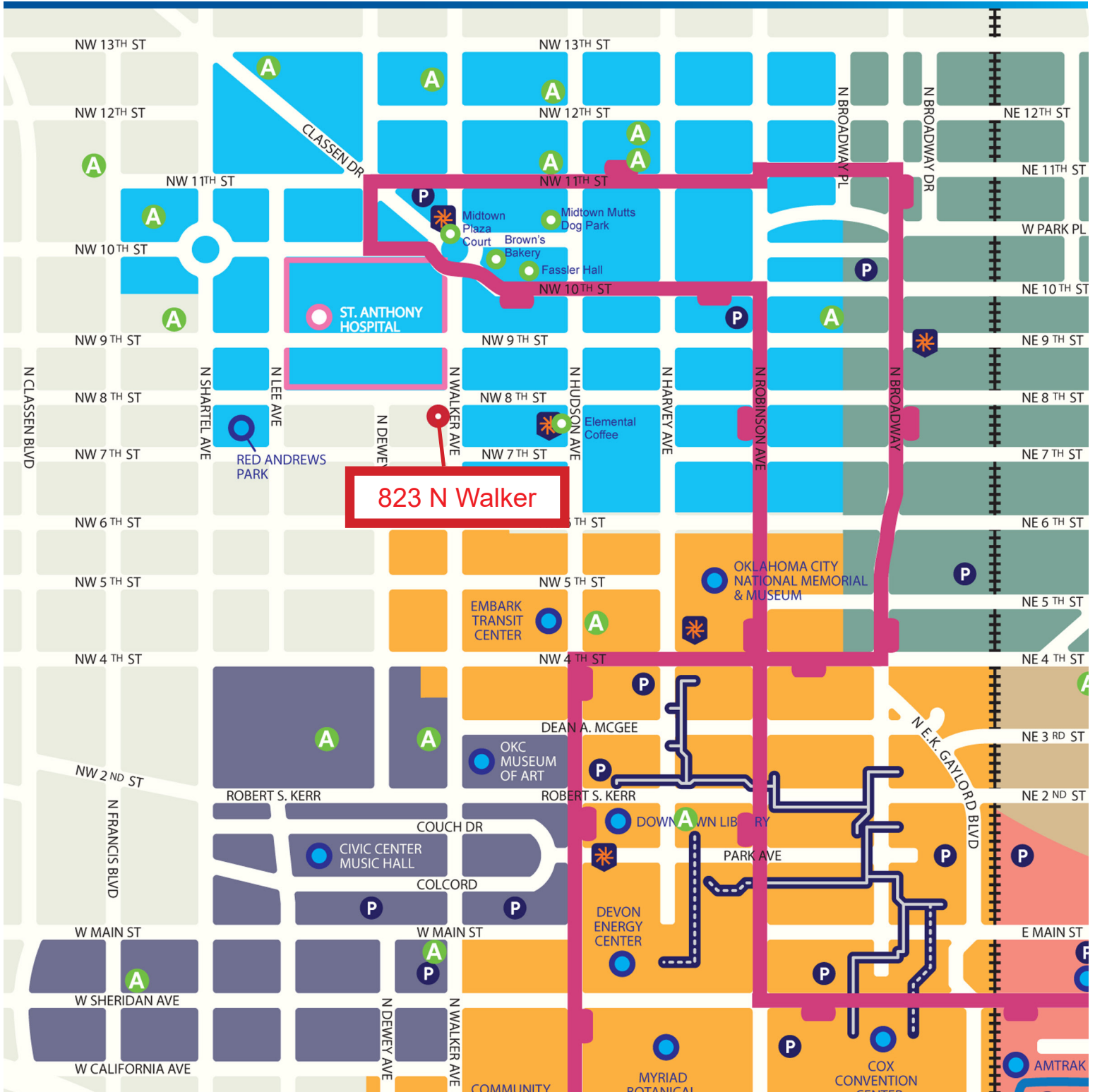
	2019	1 Mile	3 Miles	5 Miles
Population		16,935	88,289	224,564
2024 Population		18,307	92,059	232,872
% Change		8.10%	4.27%	3.70%
Daytime Population		43,903	124,433	220,352
Avg HH Income		\$70,980	\$56,436	\$54,020
Owner Occupied Units		1,250	13,980	43,392
Renter Occupied Units		6,727	22,554	47,886

Call Matt Ralls at **405.842.0100**

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823 N Walker

Oklahoma City, OK 73102



- MIDTOWN
- ARTS DISTRICT
- AUTOMOBILE ALLEY
- A APARTMENTS
- LANDMARKS
- ★ SPOKIES BIKE SHARE STATION
- SKYWALKS
- CENTRAL BUSINESS DISTRICT
- DEEP DEUCE
- BRICKTOWN
- HOSPITAL
- P PARKING
- UNDERGROUND
- OKC STREETCAR

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