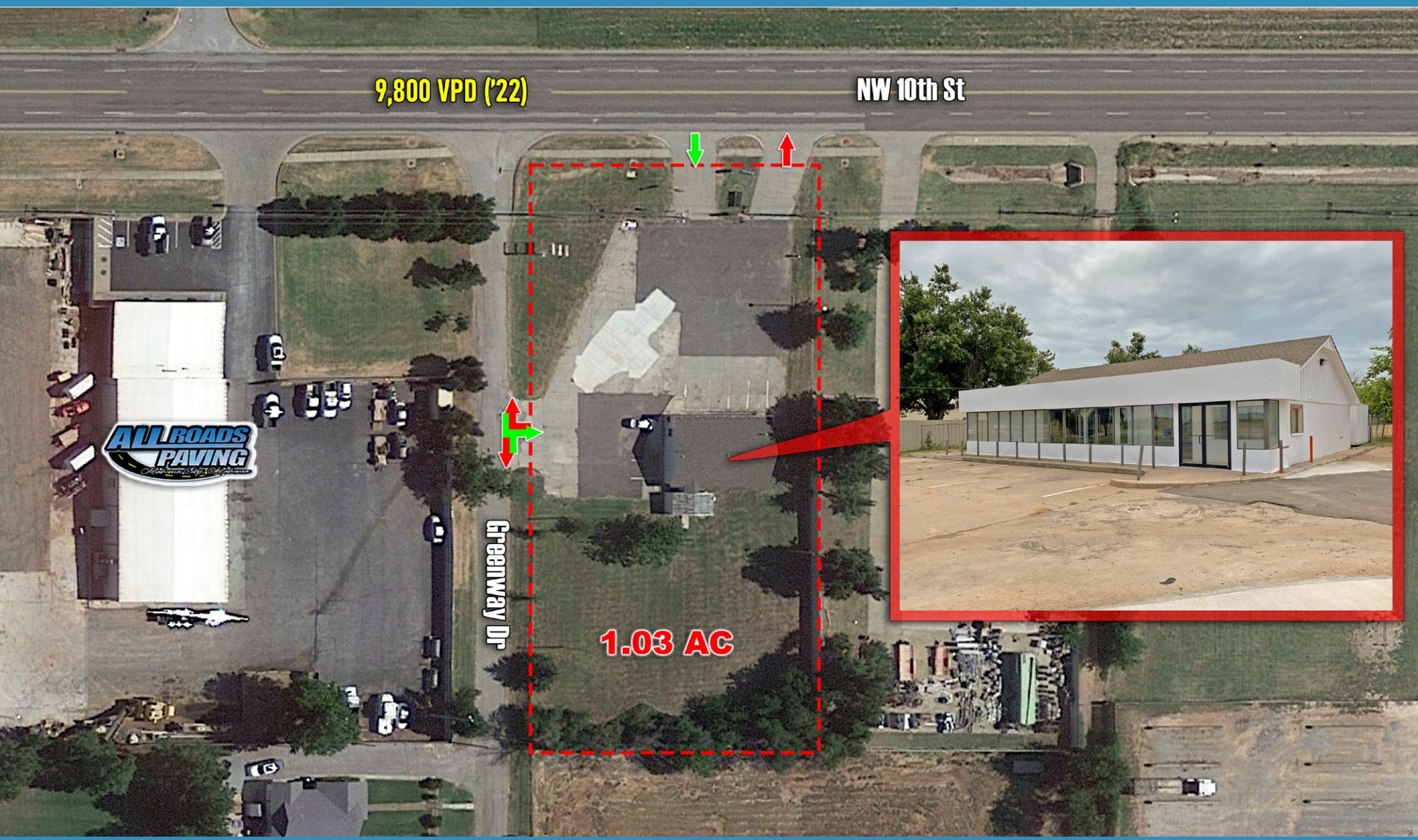


10116 NW 10TH ST, OKLAHOMA CITY, OK 73127 | BUILDING FOR SALE OR LEASE



DANNY OJEDA
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RETAIL SITE GROUP, LLC
2932 NW 122ND STREET, STE 7
OKLAHOMA CITY, OK 73120

10116 NW 10TH ST, OKLAHOMA CITY, OK 73127

OVERVIEW



Property Details & Highlights

- 2,700 SF Building on 1.03 AC of Land
- Lease Price: Negotiable
- Sale Price: \$599,000
- Direct Access to NW 10th St with good visibility
- Located 10 Miles West of Downtown Oklahoma City, and Just over 8 Miles Northwest of Will Rogers World Airport
- Within a Dense Industrial Complex, amongst other large tenants such as Omada International, Swift Transportation, Armacell, Niagra Bottling, and Warren Cat Power Systems
- 4 Miles east on I-10 are major retailers, such as Target, Lowes, Atwoods, Petsmart, Hobby Lobby, Big Lots, and Aldi
- Building completely remodeled in 2021
- Motivated Seller

Traffic Counts

NW 10th St: 9,800 VPD (OKDOT 2022)

John Kilpatrick Turnpike: 35,800 VPD (OKDOT 2022)

Demographic Snapshot - 1-3-5 Mile Radius Rings

2024 POPULATION	DAYTIME POP.	AVG HH INCOME
1-Mile: 3,500	1-Mile: 3,148	1-Mile: \$71,049
3-Mile: 65,995	3-Mile: 54,062	3-Mile: \$96,530
5-Mile: 136,386	5-Mile: 123,560	5-Mile: \$93,249



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PHOTOS



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SITE AERIAL



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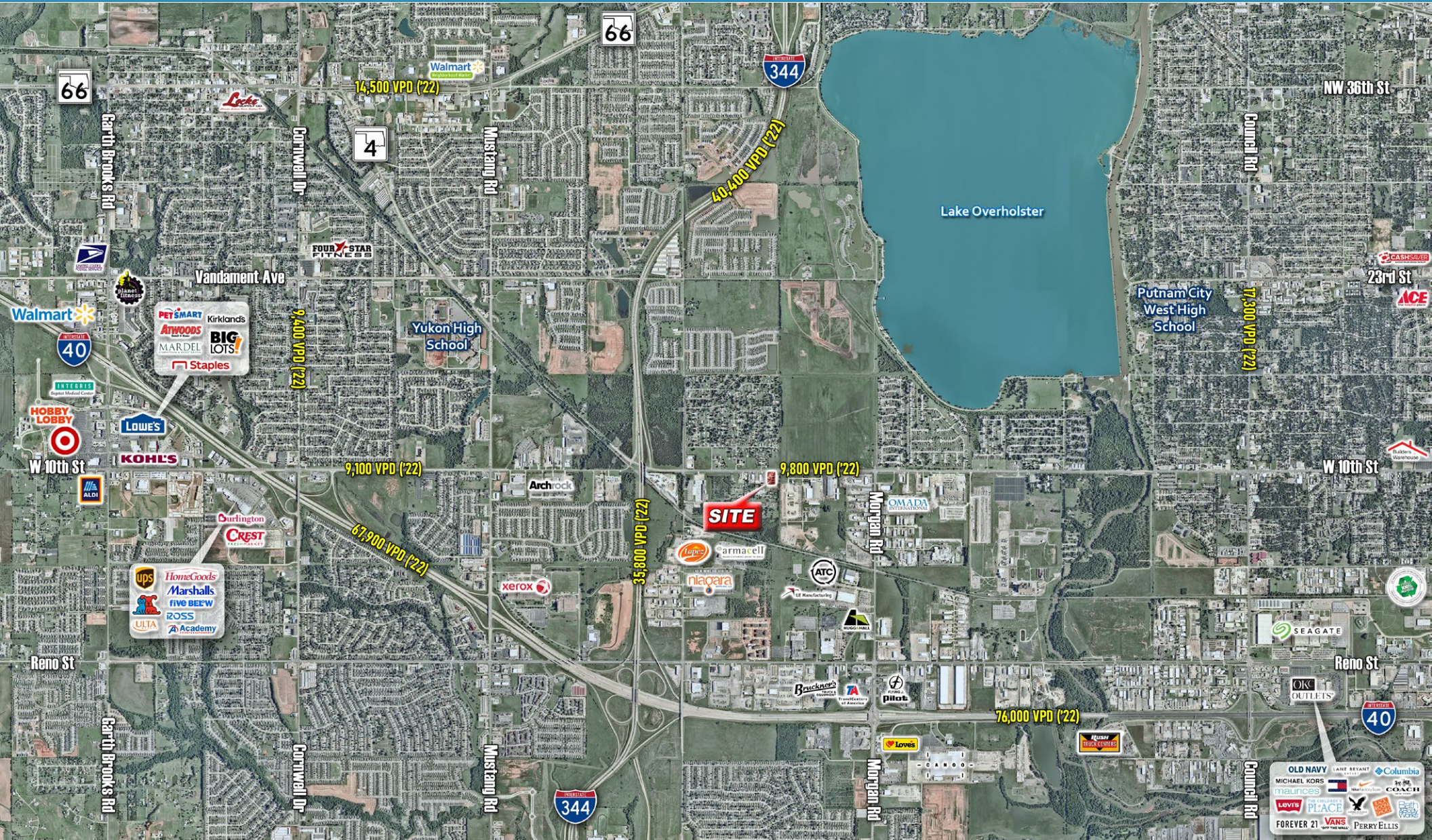
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