

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$606,870
Building Size:	8,118 SF
Available SF:	3,678 SF
Price / SF:	\$74.76
Zoning:	C-3

PROPERTY OVERVIEW

Prime retail opportunity located directly on NW Expressway, one of Oklahoma City's highest-traffic commercial corridors. This ±8,000 SF building sits on approximately 0.46 acres with excellent frontage, strong visibility, and ample on-site parking. Recently updated with modern finishes, the property offers flexibility for retail, restaurant, or service-based users. The property is zoned C-3 (Community Commercial), providing broad commercial use flexibility. Positioned near Lake Hefner and surrounded by established national and local retailers, it benefits from strong daily traffic counts and easy access. A high-exposure asset with strong owner-user or investment potential in a proven retail corridor.

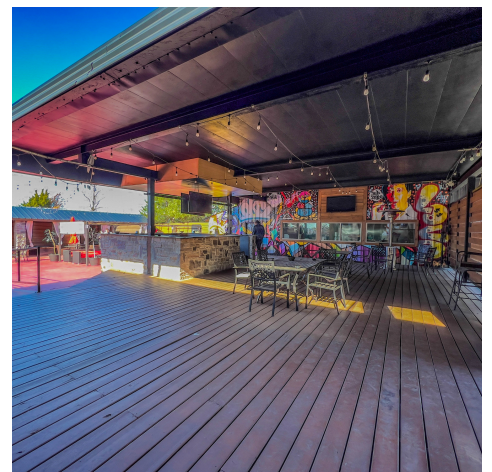
PROPERTY HIGHLIGHTS

- Prime NW Expressway frontage with high daily traffic and strong visibility
- Zoned C-3 (Community Commercial) allowing a wide range of retail, restaurant, and service uses
- Ideal owner-user or investment opportunity in a proven commercial corridor

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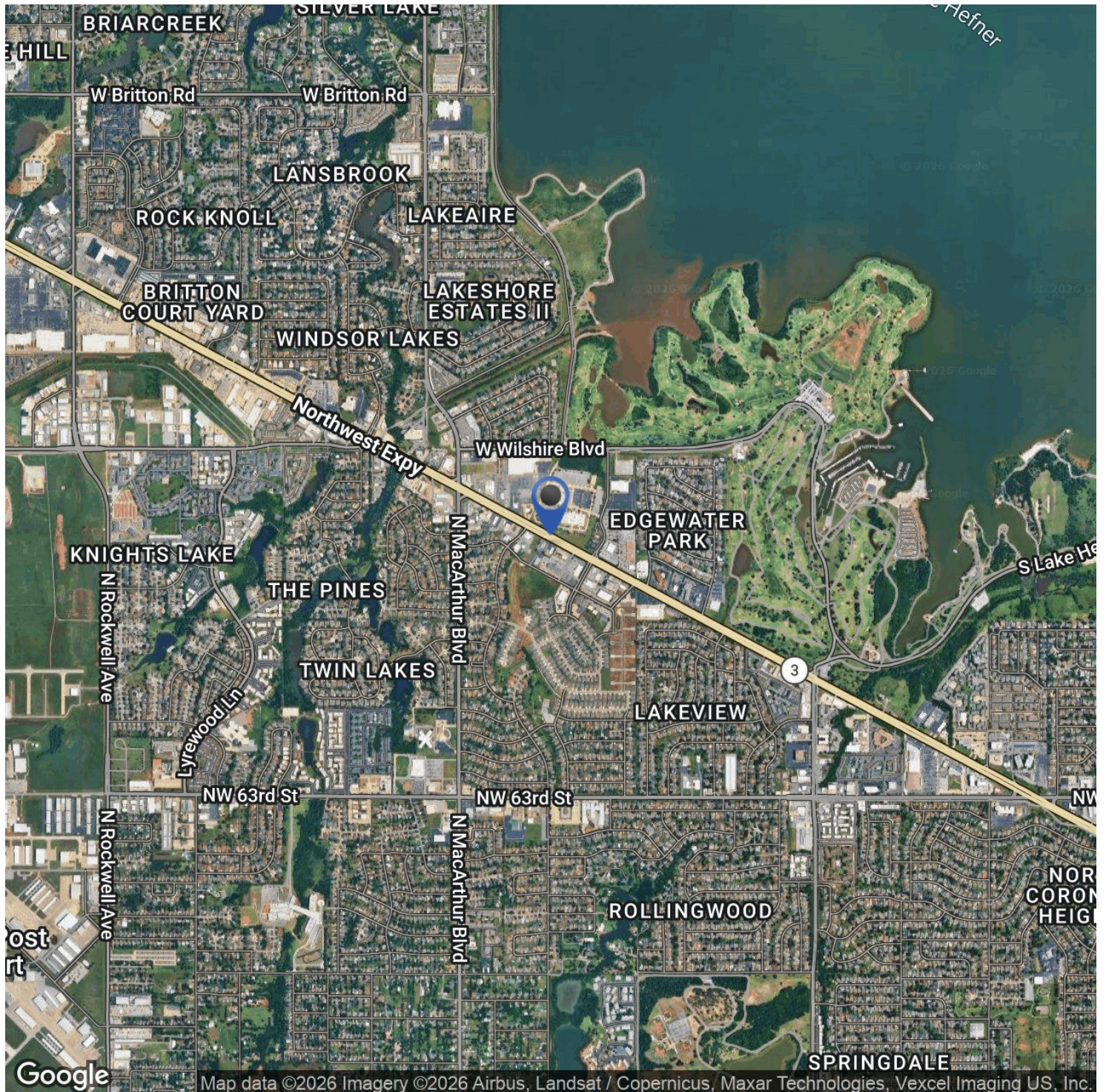
ADDITIONAL PHOTOS



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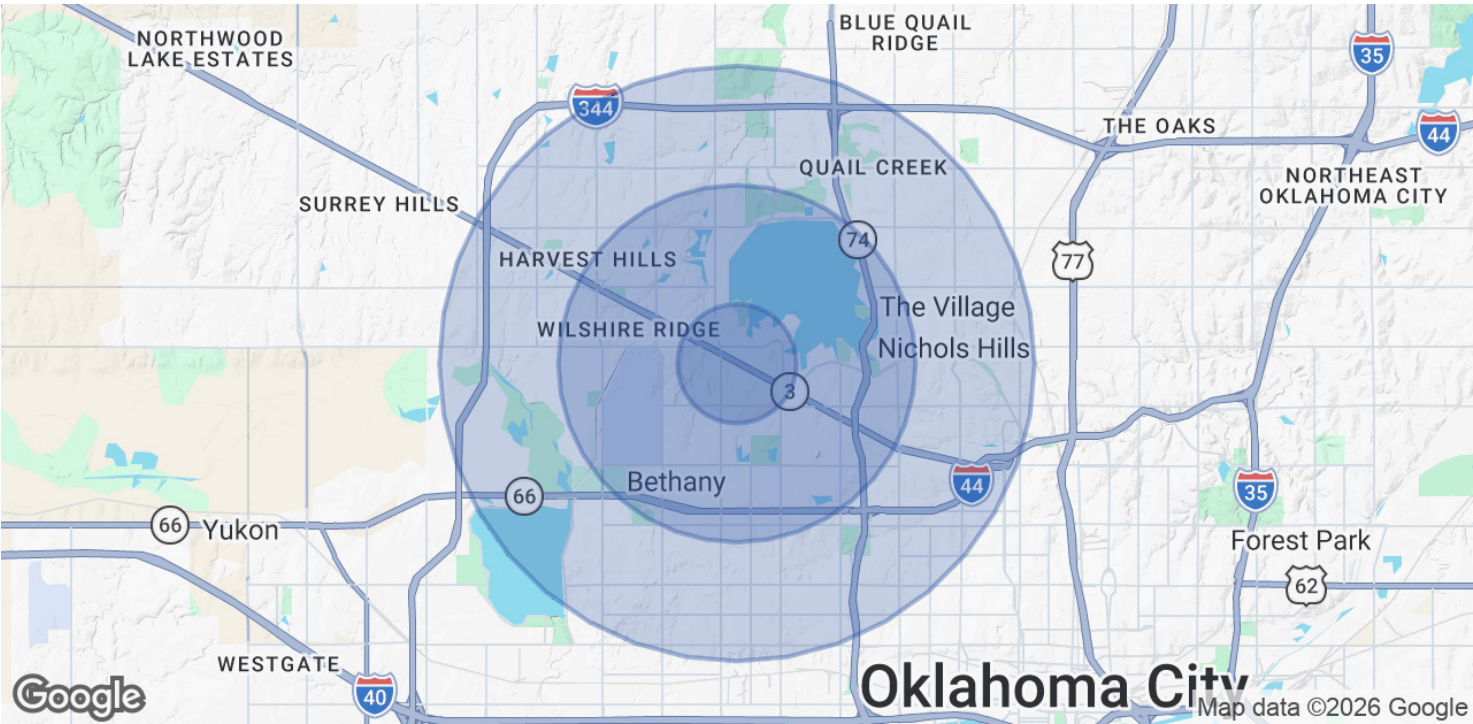
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,285	76,668	224,899
Average Age	35.2	38.1	37.3
Average Age (Male)	33.5	36.8	36.9
Average Age (Female)	34.3	39.2	38.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,492	33,180	97,661
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$79,893	\$82,836	\$90,115
Average House Value	\$185,286	\$215,135	\$256,286

2023 American Community Survey (ACS)

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