

1304 N.W. 23rd STREET OKLAHOMA CITY, OK 73106

Retail Building For Sale or Lease

3,768 RSF on 0.17 Acres MOL

Sales Price: \$585,000

Lease Price: \$10.00/SF NNN

NNN Charges: \$4.18/SF



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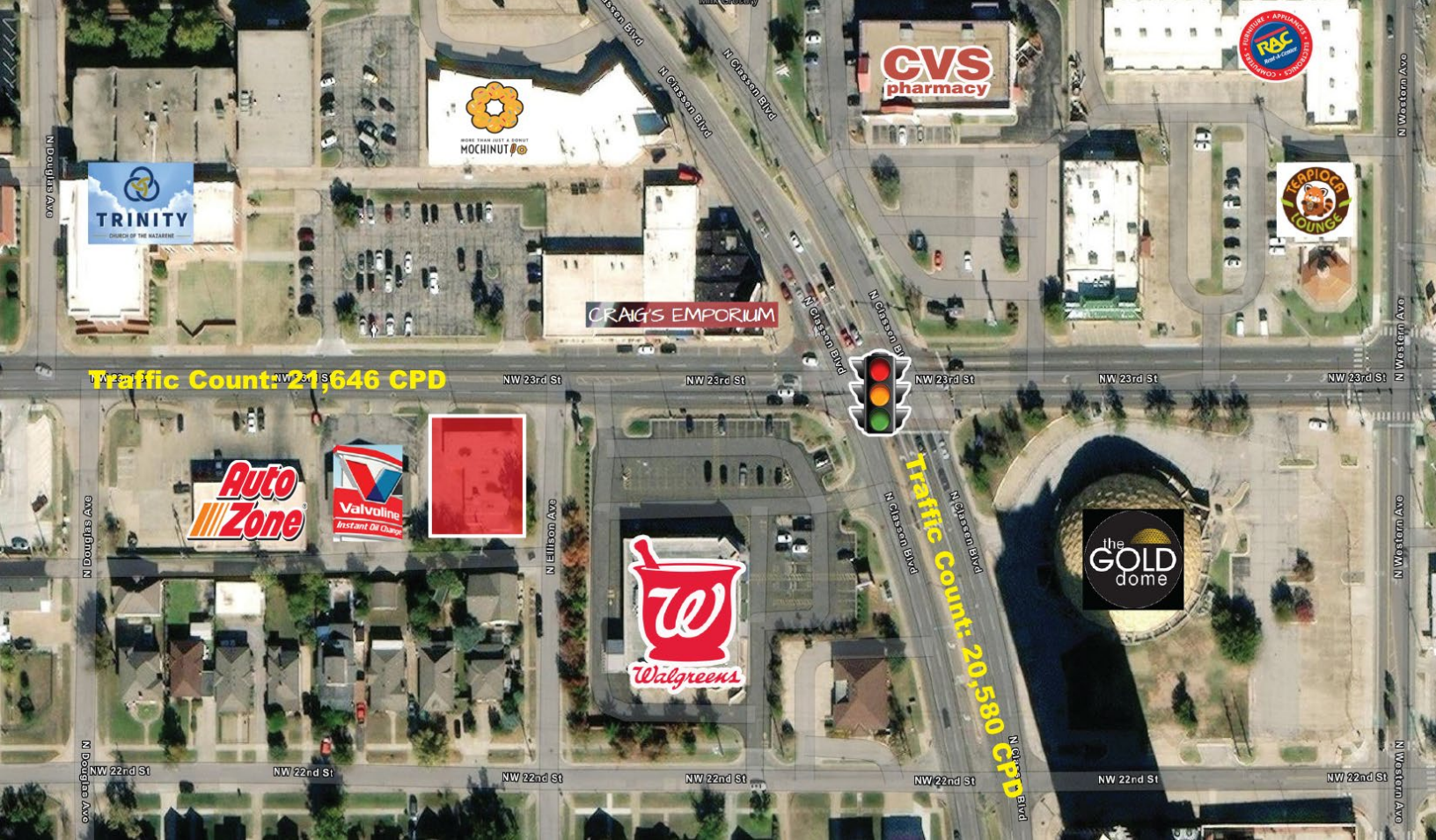
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PROPERTY HIGHLIGHTS

- Free Standing Retail Building
- Open Floor Plan
- 2 Offices and a Storage Area
- 1 ADA Restroom
- New Roof & Gutters in 2024
- Zoned: C-3, Community Commercial District

LOCATION HIGHLIGHTS

- Located near NW 23rd and Classen Blvd
- Central Location Close to Midtown, Downtown and the Asian, Paseo, Plaza & Uptown 23rd Districts
- Easy Access to I-235, I-44 & I-40
- Close to the State Capitol and Oklahoma City University

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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	18,484	90,120	216,970
AVERAGE HOUSEHOLD INCOME	\$89,716	\$74,905	\$68,508
TOTAL HOUSEHOLDS	7,996	39,463	89,332

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