



Sales Price: \$1,700,000

9218 & 9224 N. Western Avenue

Oklahoma City, Oklahoma 73114

PROPERTY HIGHLIGHTS

- **2 Free Standing Buildings- (1) 11,500 SF & (1) 1,152 SF**
- Just Off the Corner of Britton and Western, Located in the Growing Britton District
- 7,000 SF of Vacant Land Just North of Nearly New Building
- C-3 Zoning Allows for a Multitude of Retail Applications

LOCATION HIGHLIGHTS

- East Side of Western and Britton, Part of Britton District
- Less than 1 Mile to Nichols Hills and The Village Neighborhoods
- Britton District is the Recent New Home to El Coyote Restaurant, Zero Tolerance Coffee House, Burger Punk, & Woodworks Distilling Company.
- Britton Road & North Western Continue to Grow & Expand
- One of the Most Rapid Retail Growth Areas in OKC

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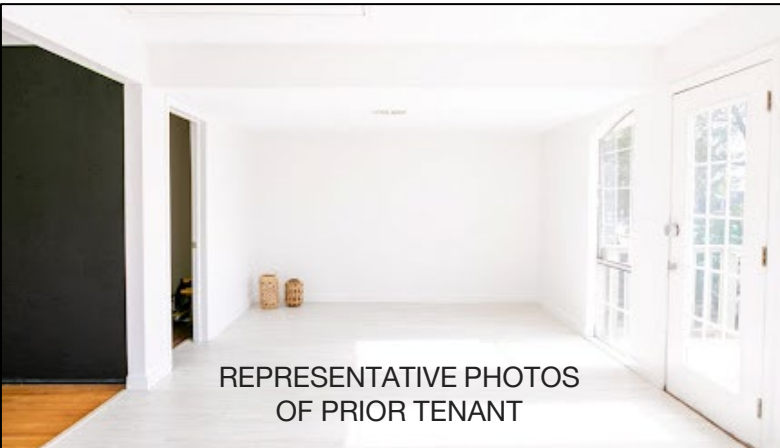
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REPRESENTATIVE PHOTOS
OF PRIOR TENANT



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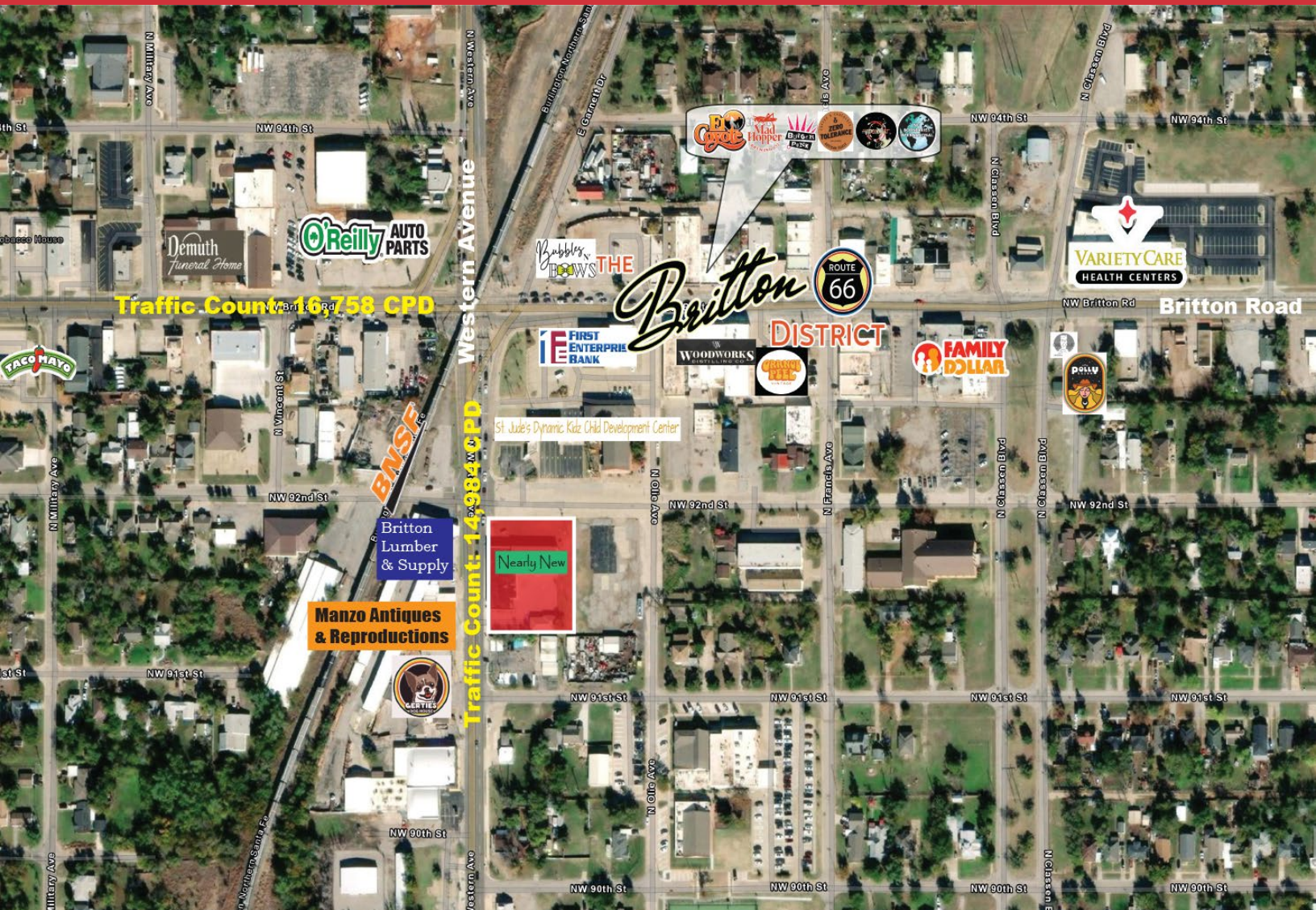
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|--------------------------|---------------------|----------------------|----------------------|
| Population | 1 Mile: 12,609 | 3 Miles: 62,945 | 5 Miles: 160,679 |
| Average Household Income | 1 Mile: \$63,496 | 3 Miles: \$79,397 | 5 Miles: \$80,077 |
| Total Households | 1 Mile: 4,821 | 3 Miles: 28,766 | 5 Miles: 76,563 |

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