

FREESTANDING CONVENIENCE STORE

1920 ATCHISON DR, NORMAN, OK 73069



## PROPERTY DESCRIPTION

Unlock the potential of this prime location by acquiring a convenience store with endless possibilities for redevelopment! This versatile property offers the perfect canvas for your entrepreneurial vision, allowing you to create a unique and thriving business that meets the evolving needs of the community. Don't miss this opportunity to breath new life into a well-positioned space.

Situated in a highly desirable area that provides optimal visibility making it an attractive destination for potential customers. The strategic location provides a solid foundation for your redevelopment plans. Take advantage of the existing infrastructure, including utility connections, HVAC systems, and Commerical-grade electrical wiring, saving you money and time during your redevelopment process. This turnkey property offers a head start for your new venture!

Surrounded by new multi family developments, shopping and dining, as well as providing quick and easy access to I-35!

## OFFERING SUMMARY

<b>Sale Price:</b>	\$800,000
<b>Number of Units:</b>	1
<b>Lot Size:</b>	0.77 Acres
<b>Building Size:</b>	2,461 SF

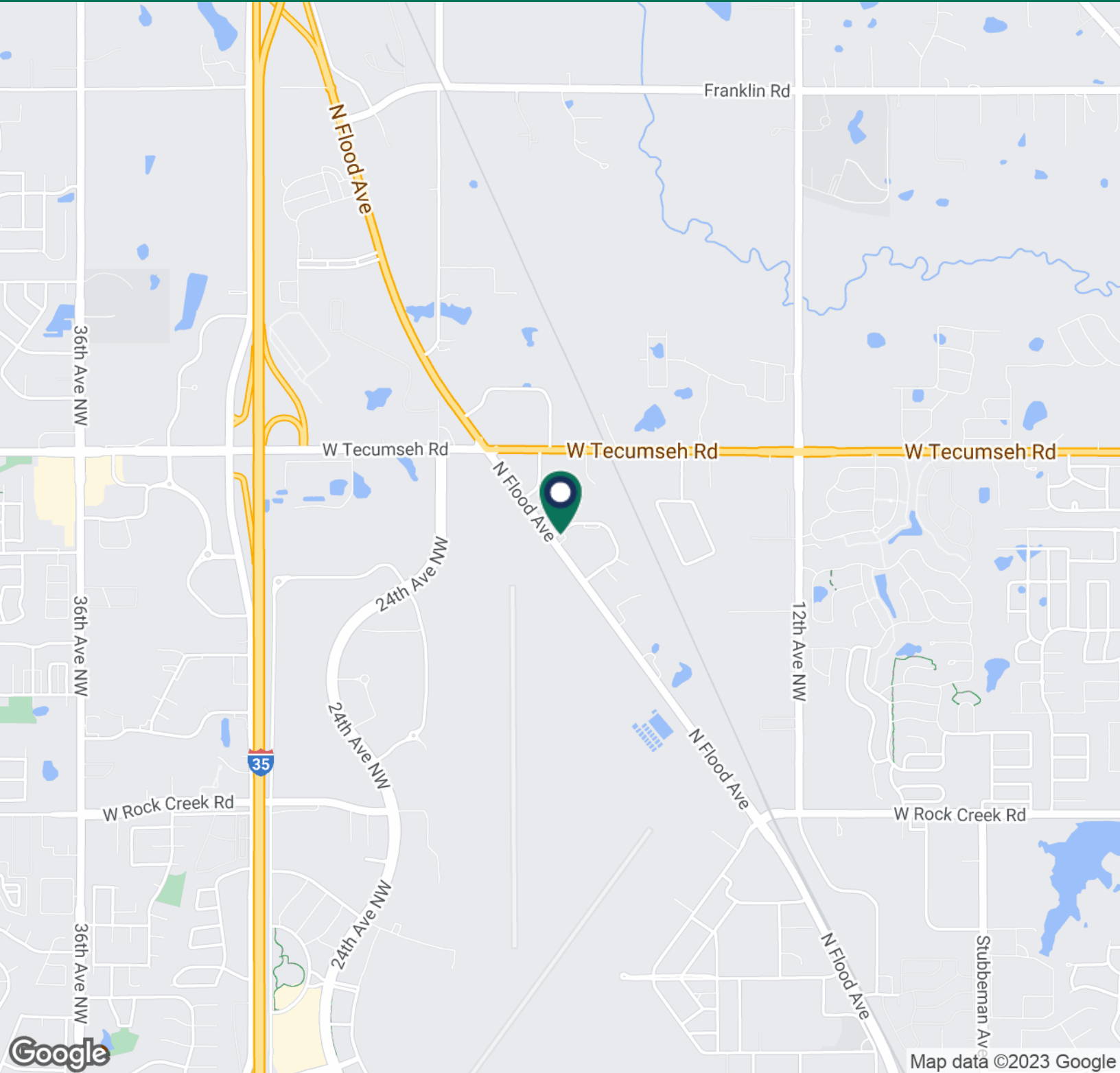
### ROSHA WOOD

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,233	40,730	122,145
Average Age	32.8	38.5	34.0
Average Age (Male)	33.7	36.5	33.0
Average Age (Female)	32.6	40.5	35.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	442	17,948	50,199
# of Persons per HH	2.8	2.3	2.4
Average HH Income	\$78,682	\$83,718	\$75,477
Average House Value	\$178,591	\$195,546	\$186,917

\* Demographic data derived from 2020 ACS - US Census

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