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**PRICE
EDWARDS**
AND COMPANY

AUTOMOBILE ALLEY REDEVELOPMENT OPPORTUNITY

2 NORTHWEST 6TH STREET OKLAHOMA CITY, OK 73102

PROPERTY DESCRIPTION

The property, located in the vibrant Downtown OKC area within the highly sought-after Automobile Alley district, offers a total of approximately 22,500 square feet across three floors. Its strategic location, flexible floor plan, and numerous advantages make it a compelling prospect for various development and investment opportunities.

The property is ideally situated near thriving restaurants, nightlife, and attractions. Excellent accessibility is provided via convenient access to major transportation arteries, including I-235 (Broadway Extension) and I-40, enabling seamless connectivity throughout the Oklahoma City metropolitan area.

Each floor plate spans approximately 6,000 square feet, offering versatile space suitable for office, retail, or a combination of uses. The property presents a unique opportunity to create a captivating rooftop patio, providing an attractive amenity that sets it apart from the competition and offers breathtaking views of the cityscape. Abundant natural light and expansive windows enhance the interior spaces, creating an inviting and inspiring environment that appeals to both tenants and customers.

Quiet Zone approval for the adjacent railroad minimizes noise disturbances and enhances the overall quality of the property. Ample parking is included, offering convenience and ease of access for tenants, customers, and visitors.

PROPERTY HIGHLIGHTS

- Prime downtown Oklahoma City development and investment opportunity
- Approximately 22,500 square feet (MOL) across three floors
- Located in the vibrant north Downtown OKC Automobile Alley district
- Close proximity to Court House, Core-to-Shore, NW 10th St. & Bricktown
- Unique features include rooftop patio opportunity, high ceilings, tons of windows, elevator, and quiet zone approval for adjacent railroad



OFFERING SUMMARY

| | |
|-----------------------|-------------|
| Sale Price: | \$1,600,000 |
| Building Size: | 22,500 SF |

| DEMOGRAPHICS | 0.5 MILES | 1 MILE | 1.5 MILES |
|--------------------------|-----------|----------|-----------|
| Total Households | 1,192 | 4,378 | 8,466 |
| Total Population | 1,797 | 8,787 | 17,064 |
| Average HH Income | \$72,230 | \$73,426 | \$71,559 |

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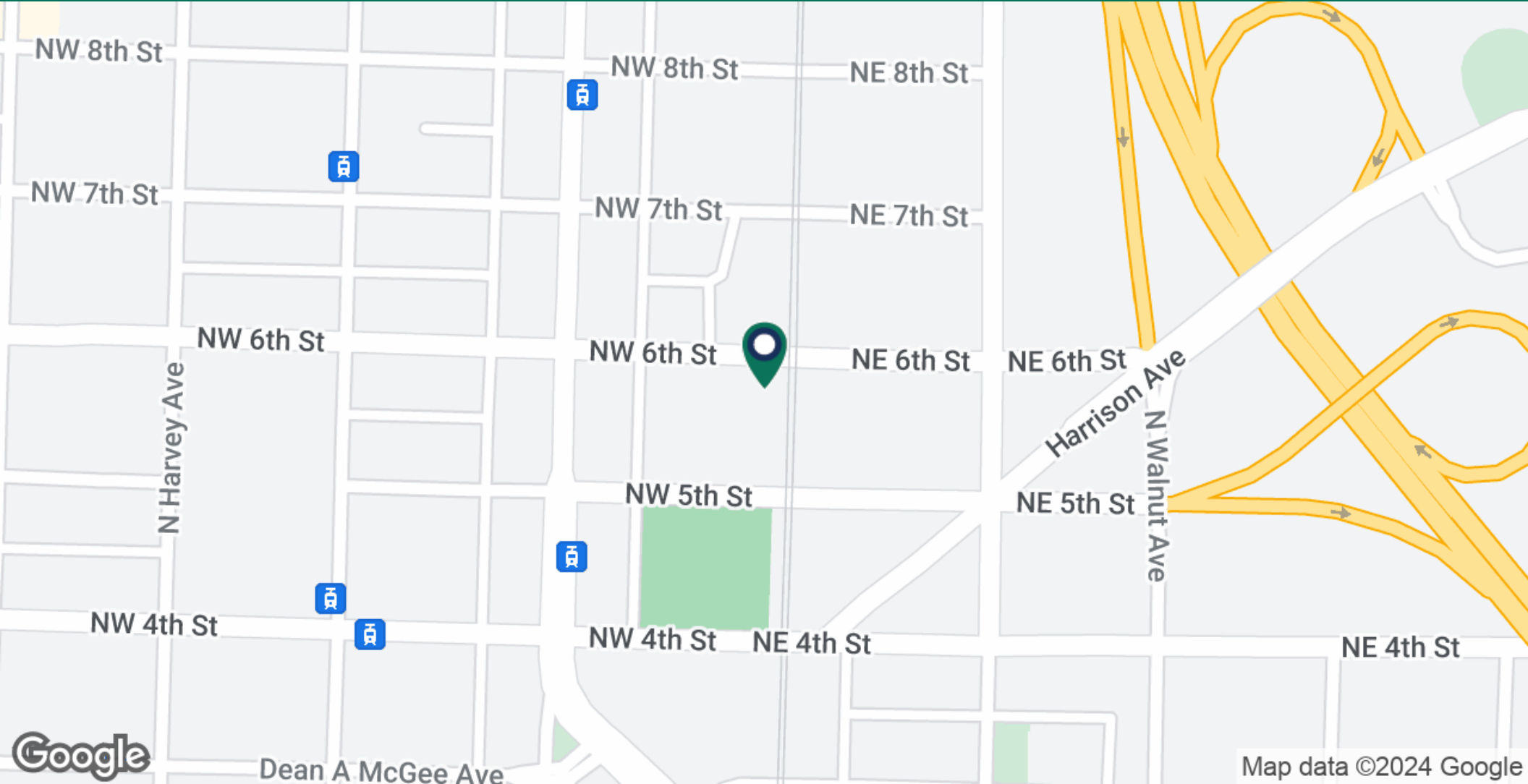
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| POPULATION | 0.5 MILES | 1 MILE | 1.5 MILES |
|-----------------------------|-----------|--------|-----------|
| Total Population | 1,797 | 8,787 | 17,064 |
| Average Age | 35.2 | 32.3 | 34.1 |
| Average Age (Male) | 36.1 | 32.5 | 33.9 |
| Average Age (Female) | 34.0 | 31.8 | 34.4 |

| HOUSEHOLDS & INCOME | 0.5 MILES | 1 MILE | 1.5 MILES |
|----------------------------|-----------|-----------|-----------|
| Total Households | 1,192 | 4,378 | 8,466 |
| # of Persons per HH | 1.5 | 2.0 | 2.0 |
| Average HH Income | \$72,230 | \$73,426 | \$71,559 |
| Average House Value | \$140,282 | \$179,014 | \$194,655 |

* Demographic data derived from 2020 ACS - US Census

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