

CORPORATE GARDENS LAND 6401 N PENNSYLVANIA AVE NICHOLS HILLS, OK 73116



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PROPERTY DESCRIPTION

The Corporate Gardens land consists of 1 acre of developable land. The property is located on the NW/Corner of 63rd and Penn in Nichols Hills, Oklahoma. The site would be best situated for an office or multi-family development. The property is surrounded by the following retailers/office users: Bellini's, Wells Fargo, BancFirst, Bank SNB, Renaissance Waterford, Traders Joe's and Whole Foods Market.

OFFERING SUMMARY

Sale Price:	\$3,075,000
Lot Size:	43,953 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,014	3,716	9,735
Total Population	1,673	6,762	18,432
Average HH Income	\$172,495	\$168,803	\$122,767

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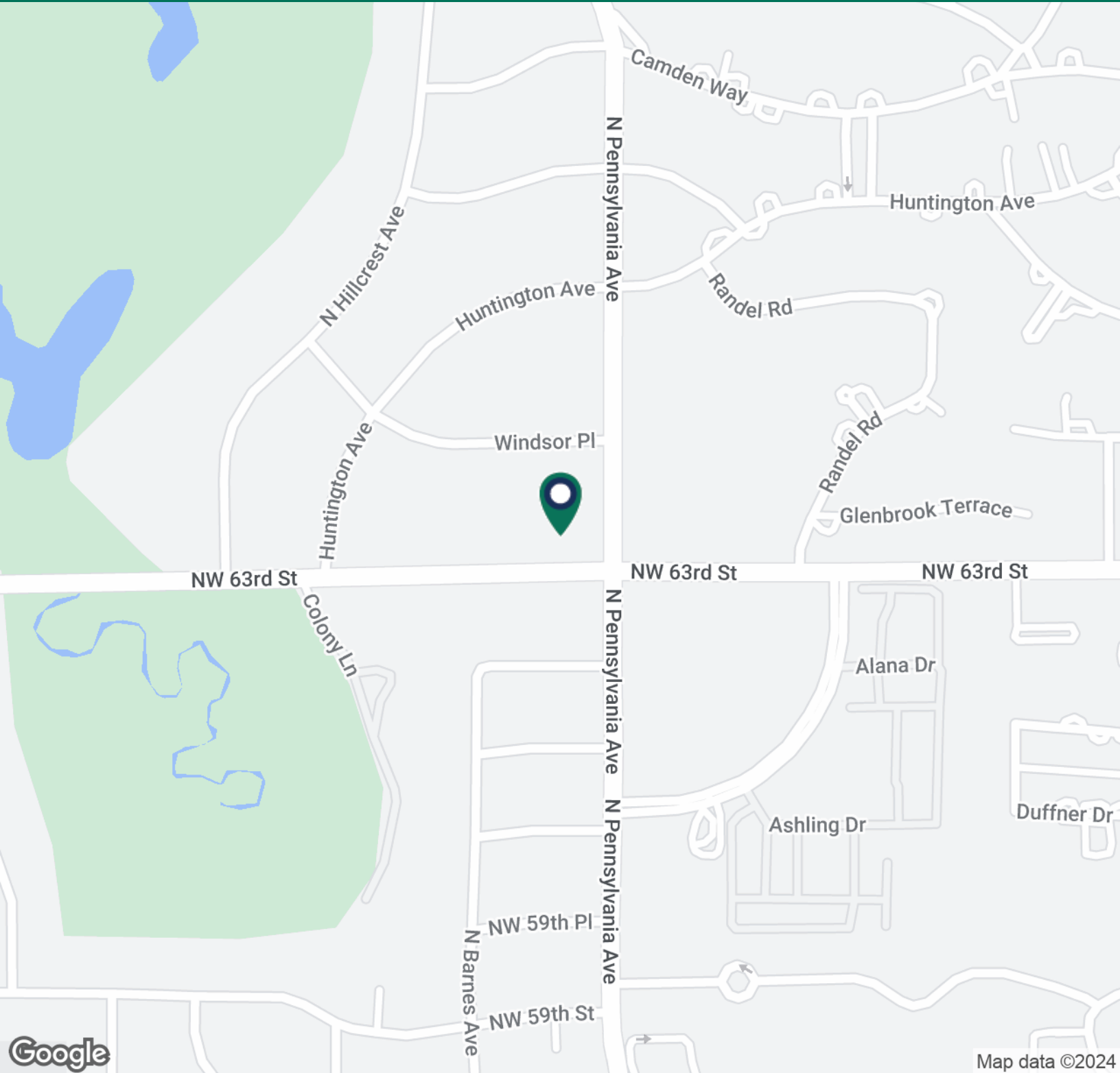
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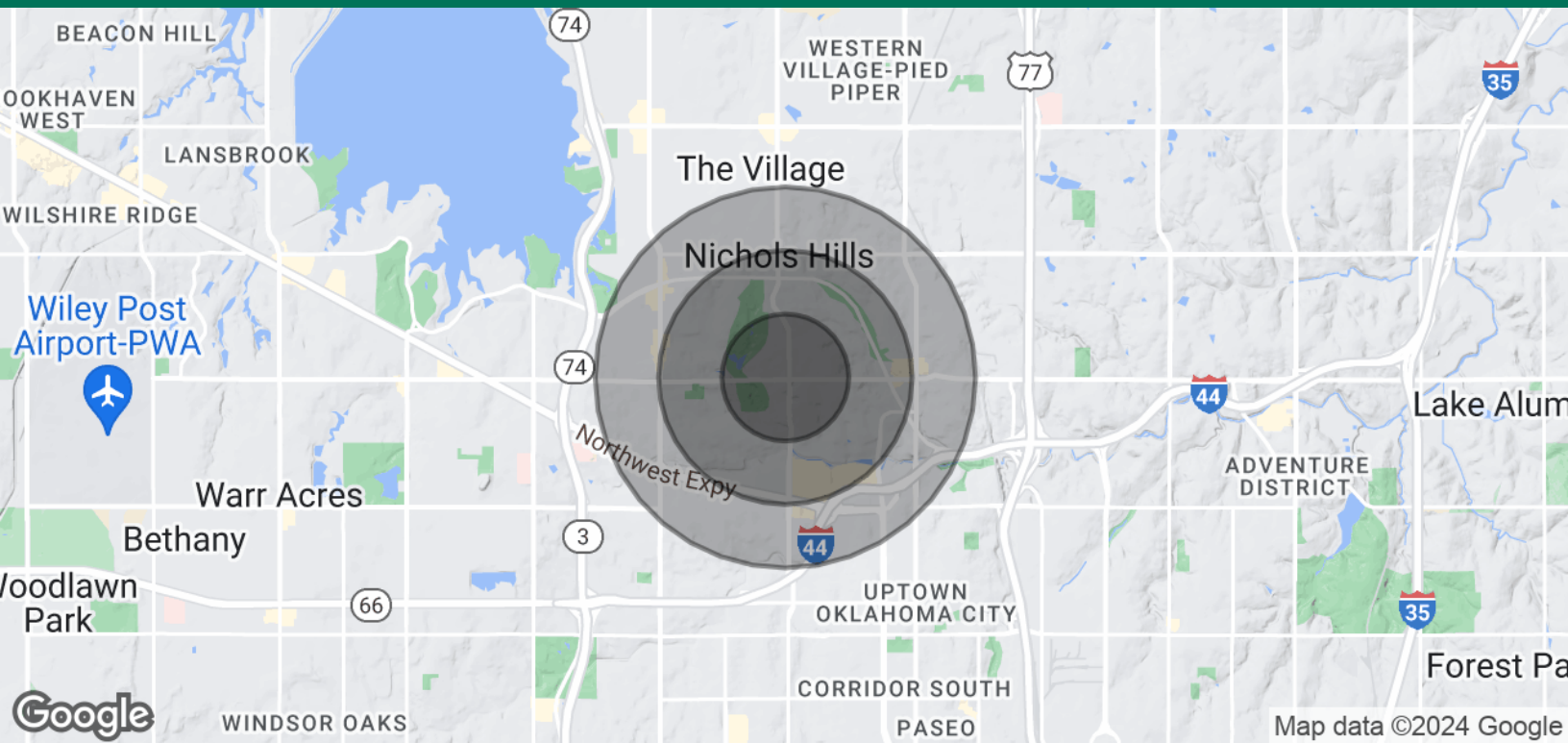
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,673	6,762	18,432
Average Age	50.8	44.2	40.2
Average Age (Male)	50.7	44.0	41.2
Average Age (Female)	51.9	44.8	39.5
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,014	3,716	9,735
# of Persons per HH	1.6	1.8	1.9
Average HH Income	\$172,495	\$168,803	\$122,767
Average House Value	\$506,522	\$455,160	\$354,088

* Demographic data derived from 2020 ACS - US Census

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