## Valero convenience store/gas station with car wash



062917

7420 S Shields Blvd, Oklahoma City, OK 73149



RETAIL SPACE NOW AVAILABLE FOR SALE		GREAT INVESTMENT OPPORTUNITY
Sale Price:	\$1,100,000	Convenience store/gas station with car wash. Located on the NE corner of S Shields in front of Home Depot.
Cap Rate:	8.0%	Shields is a highly traveled main corridor for daily commuters, as well as the designated snow route in winter.
Lot Size:	0.7 Acres	Great investment property in a ideal location right of I-240 access road
Building Size: Car Wash:	2,240 SF 756 SF	Car wash is located directly behind convenient store.
Year Built:	1993	

## FOR MORE INFORMATION, CONTACT

## Rosha Wood

rwood@priceedwards.com 405.843.7474 210 Park Ave, Suite 700 Oklahoma City, OK 73102 www.priceedwards.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.

## Valero convenience store/gas station with car wash



7420 S Shields Blvd, Oklahoma City, OK 73149





DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)				
Total Population		228,295		
Population Density		228,295		
Median Age		32.1		
Median Age (Male)		31.3		
Median Age (Female)		33.3		
Total Households		84,236		
# of Persons Per HH		2.7		
Average HH Income		\$48,455		
Average House Value		\$113,113		
TRAFFIC COUNTS (per ACOG)				
S Shields	north	18,721		
S Shields	south	18,343		

east

west

100,400

92,600

I-240 (Hwy 62)

I-240

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.