

Valero convenience store/gas station with car wash

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:	2,240 SF	Car wash is located directly behind convenient store.
Car Wash:	756 SF	
Year Built:	1993	

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FOR MORE INFORMATION, CONTACT

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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
I-240 (Hwy 62)	east	100,400
I-240	west	92,600

Google Earth Program, U.S. Geological Survey, USDA Farm Service Agency