

# 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

"DO NOT DISTURB TENANT"

FOR MORE INFORMATION, CONTACT

080317

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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