

# NW 23RD & PENN - GROUND | BUILDING

2124 NW 23rd Street, Oklahoma City, OK 73107



## PAD SITE AVAILABLE | OR EXISTING BUILDING

<b>Available SF-Lot :</b>	15,246 SF (0.35 ACRES)
<b>Building SF:</b>	704 SF
<b>Lease Rate:</b>	Negotiable
<b>Sale Price:</b>	\$550,000
<b>Lot Size:</b>	0.35 Acres
<b>Cross Streets:</b>	NW 23rd & N Pennsylvania Ave

## PROPERTY OVERVIEW

Property is located just west of NW 23rd & Pennsylvania, ideally located less than 0.5 miles west from the prestigious Oklahoma City University (2,300 + students).

The existing building can be demolished. Owner prefers long term Ground Lease, Build to Suit or Sale.

Owner will to lease existing 704 sq ft building at a negotiable rate.

Close to 7-Eleven, Jimmy Johns, Wal-Mart Neighborhood Market, McDonalds, and much more.

## TRAFFIC COUNTS - ACOG 092019

NW 23rd east	18,073;	NW 23rd St west	17,444
Pennsylvania north	20,511;	Pennsylvania south	22,276

### GIRMA MOANING

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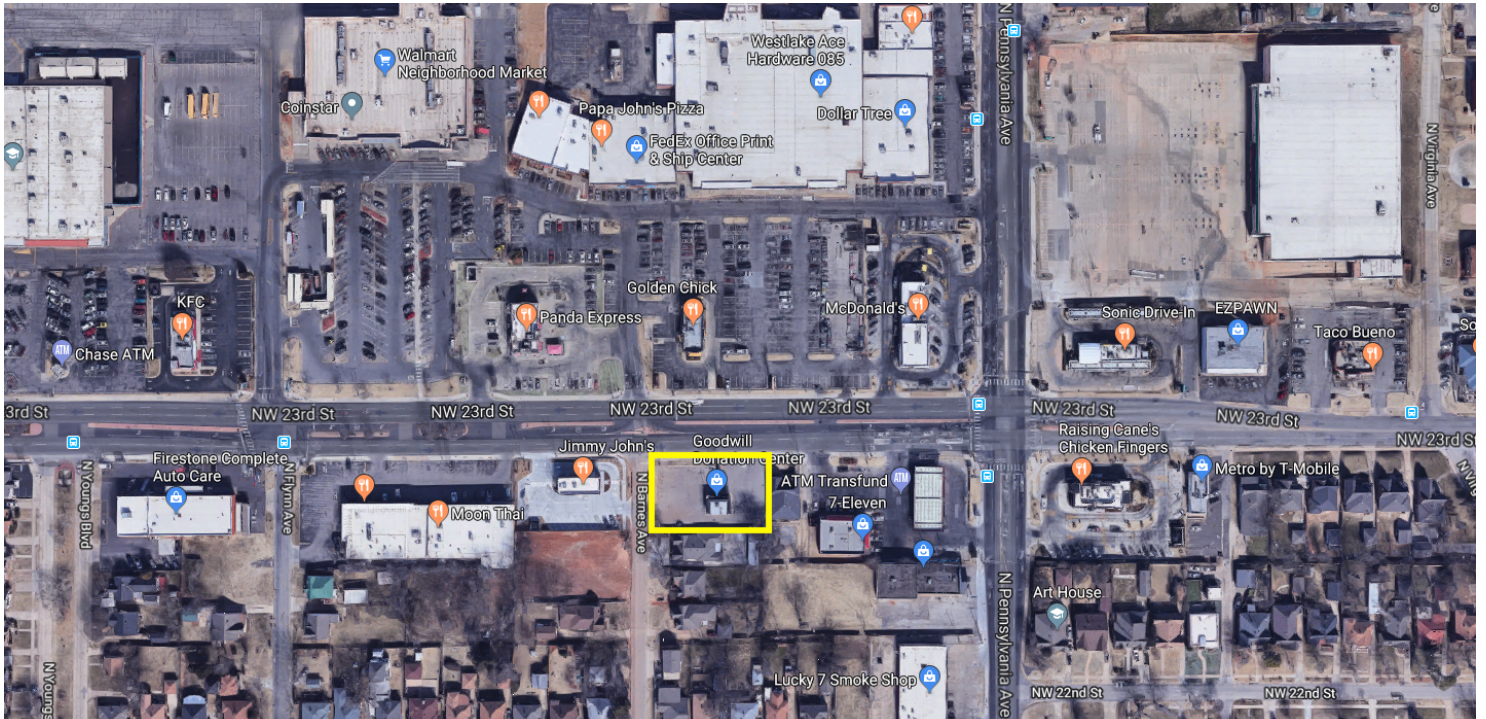
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## DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	94,115
Population Density	94,115
Median Age	34.9
Median Age (Male)	34.3
Median Age (Female)	35.2
Total Households	40,794
# of Persons Per HH	2.3
Average HH Income	\$51,306
Average House Value	\$154,461

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The information above has been obtained from sources believe 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.