

For Sale or Lease

5015 N Meridian Ave. Warr Acres , OK 73112



RETAIL SPACE NOW AVAILABLE

Sale Price:	\$519,000
Lease Rate:	\$6.00 SF/yr (NNN)
Available SF:	6,000 SF
Lot Size:	0.64 Acres
Building Size:	6,000 SF
Ceiling Height:	12.0 FT
Zoning:	C-3 Neighborhood Shopping
Market:	Oklahoma City
Sub Market:	Northwest
Traffic Count:	15,000

PROPERTY OVERVIEW

6,000 SF stand alone retail flex space for sale or lease. Former pawn shop with 3050 SF of office/ showroom and 2950 SF of warehouse with access to 10 x 8 overhead door. Ample parking on site and great visibility on N. Meridian Ave.

Close proximity to Putnam City High School, Dolese Park, Dollar General, and much more.

NO MEDICAL MARIJUANA USE

LOCATION OVERVIEW

Located just south of NW 50th St. on N Meridian Ave.

CHRIS ROBERTS

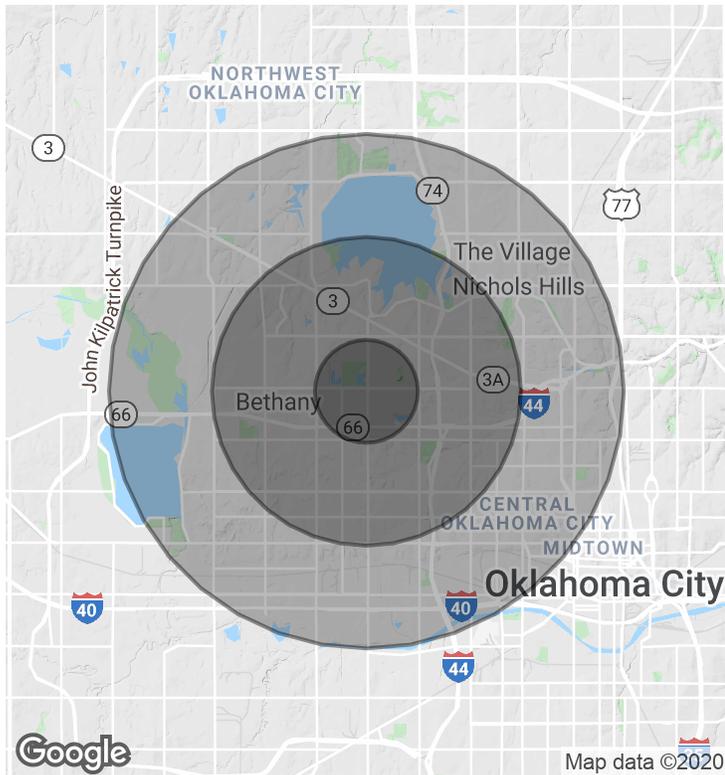
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DEMOGRAPHICS (PER 2010 CENSUS; 5 MILES RADIUS)

Total Population	225,681
Population Density	225,681
Median Age	36.7
Median Age (Male)	35.8
Median Age (Female)	37.8
Total Households	96,425
# of Persons Per HH	2.3
Average HH Income	\$59,299
Average House Value	\$162,185

TRAFFIC COUNTS (PER ACOG)

N Meridian	15,000
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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.