

601 & 621 N OKLAHOMA AVE

601 N OKLAHOMA AVE, OKC, OK 73104



CHRIS ROBERTS
Industrial Specialist
croberts@priceedwards.com
O: 405.239.1236

GEORGE WILLIAMS, CCIM
Retail Investment Specialist
gwilliams@priceedwards.com
O: 405.239.1270 C: 405.657.7800

PAUL RAVENCRAFT
Retail Investment Broker
pravencraft@priceedwards.com
O: 405.239.1220 C: 405.226.5467

LOCATION OVERVIEW

601 N OKLAHOMA AVE, OKC, OK 73104



PROPERTY DESCRIPTION

This property is comprised of 3 vacant buildings, offering an excellent opportunity for owner/user or redevelopment.

LOCATION: Centrally located and close to several major highways including: I-235, I-40, I-44 and I-35. Sits right at the 6th Street exit into downtown OKC. Close to several restaurants, OU Medical Center, Saint Anthony's, Bricktown, State Capitol, Automobile Alley District, the Memorial and Chesapeake Arena.

PROPERTY HIGHLIGHTS

- TWO WAREHOUSES: 15,000 SF and 16,106 SF
- METAL BUILDING: 2,592 SF
- PROPERTY FOOTPRINT: 2.33 ACRES / 101,500 SF
- RAW LAND: 1.56 AC / 67,802 SF (MOL)

OFFERING SUMMARY

Lease Rate:	\$8.25 SF/yr (NNN)
Number of Units:	3
Available SF:	2,592 - 16,106 SF
Lot Size:	2.33 Acres
Building Size:	3 buildings 33,698 SF

ZONING:

SPUD (Simplified Planned Unit Development) with DHSA (Downtown Highway Scenic Area) overlay. Underlying Zone: DBD (Downtown Business District). Agricultural use permitted.

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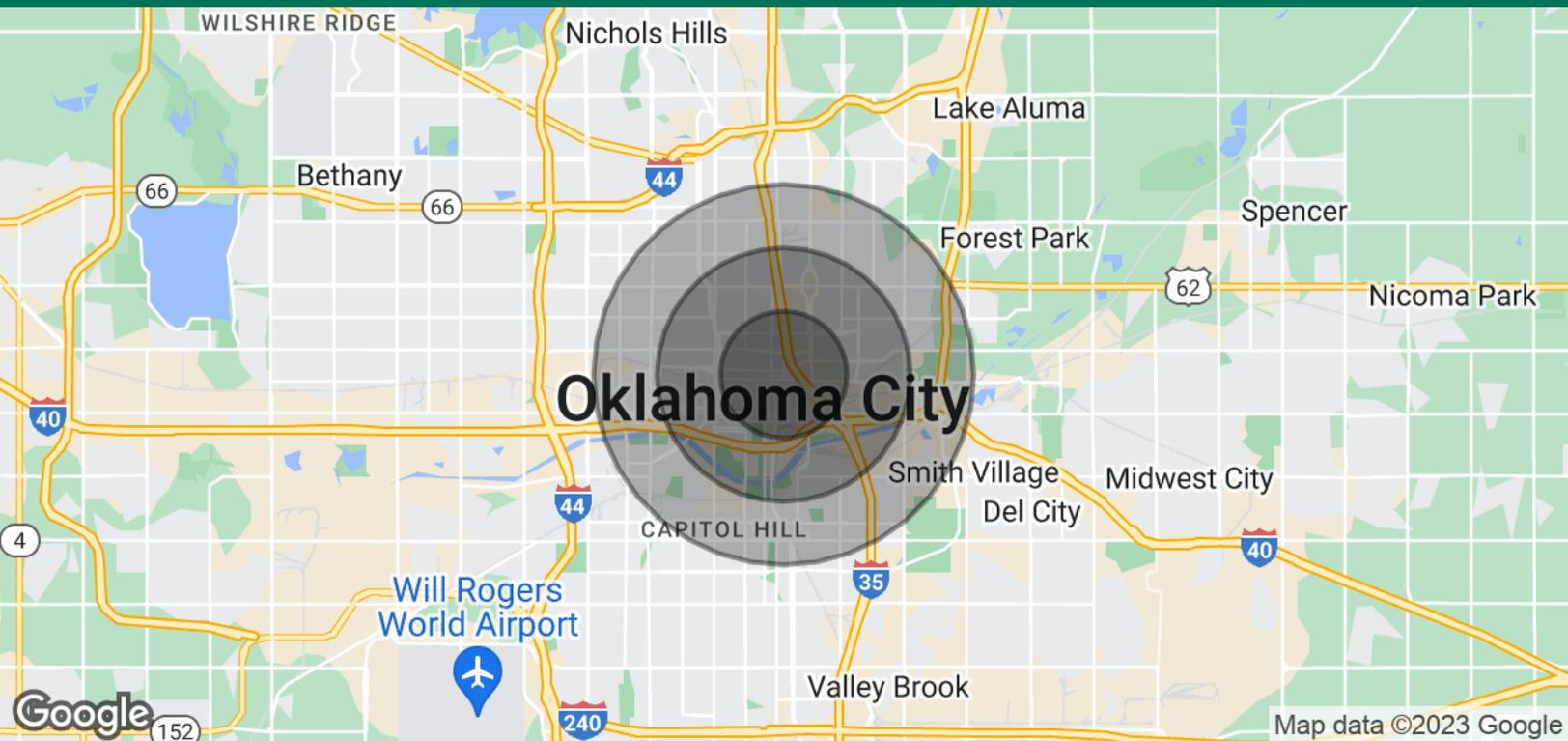
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	7,904	31,243	73,043
Average Age	32.6	33.6	33.6
Average Age (Male)	32.7	34.0	33.6
Average Age (Female)	32.0	34.4	33.5
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	4,090	15,379	34,536
# of Persons per HH	1.9	2.0	2.1
Average HH Income	\$72,959	\$59,537	\$53,885
Average House Value	\$178,508	\$165,541	\$138,829

* Demographic data derived from 2020 ACS - US Census

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