

# Former Service Station

901 Arlington St, Ada, OK 74820

# FOR SALE/LEASE



## PROPERTY DESCRIPTION

Located at 901 Arlington in Ada, Oklahoma, this 1,680 square foot commercial building sits on approximately 0.46 acres along Arlington Street, a well established retail corridor serving the Ada community and East Central University. Constructed in 1968 and zoned Commercial, the property offers a solid foundation for a variety of retail, service, or food and beverage concepts. The building is in good condition and presents an excellent opportunity for an owner user or investor seeking repositioning potential. The site also provides adequate area for a potential drive through configuration with municipal approval, making it well suited for quick service restaurant, coffee, or drive through oriented retail users.

## PROPERTY HIGHLIGHTS

- 1,680 SF Building
- 0.46 acre site
- Built in 1968
- Zoned Commercial
- Positioned along Arlington Street retail corridor
- Suitable for QSR, coffee, or service users
- Potential drive through configuration with city approval
- Minutes from East Central University

## OFFERING SUMMARY

<b>Sale Price:</b>	Negotiable
<b>Lease Rate:</b>	Negotiable
<b>Available SF:</b>	1,680 SF
<b>Lot Size:</b>	0.46 Acres

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**PRICE  
EDWARDS**  
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## LOCATION OVERVIEW

Positioned along Arlington Street in one of Ada's active retail corridors, the property benefits from strong visibility and convenient access within a well established commercial area. The surrounding trade area includes a mix of neighborhood retail, dining, and service providers that support both local residents and the nearby East Central University campus. Wintersmith Park and the Ada Arts District are also located nearby, contributing to consistent community activity.

The proximity to ECU provides a steady customer base of students, faculty, and visitors, making the location particularly attractive for quick service restaurant, coffee, and service oriented businesses seeking a central Ada presence.



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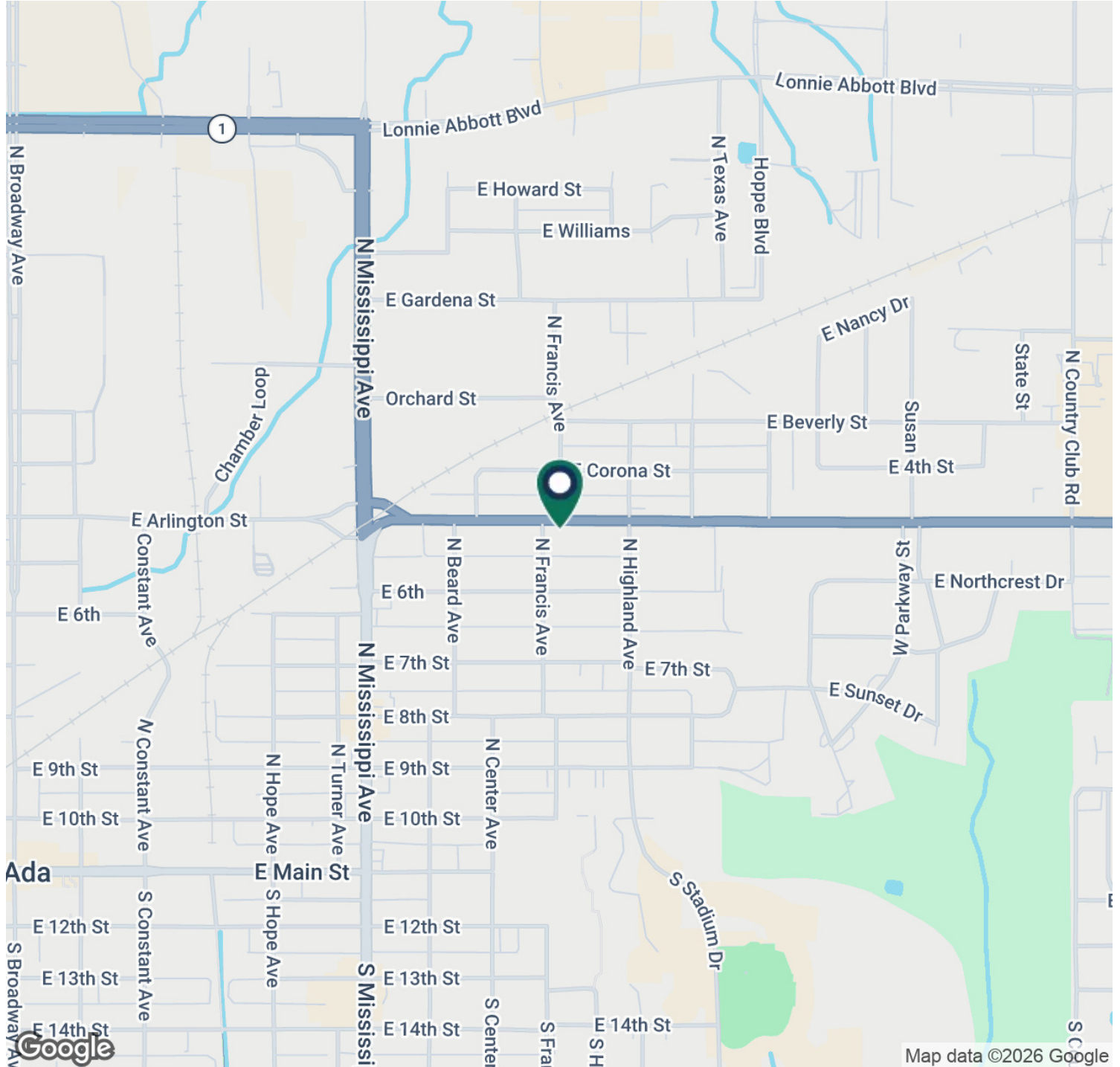
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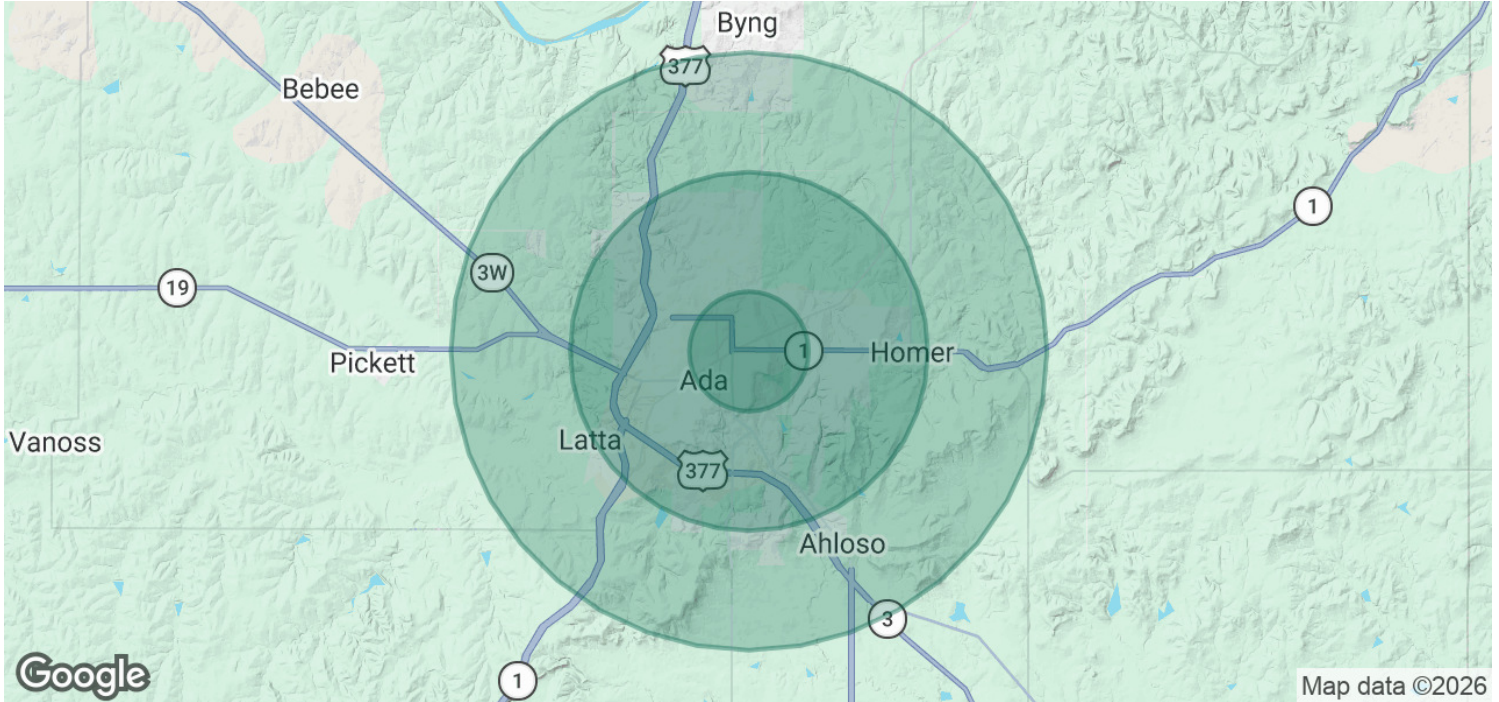
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POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	5,592	17,122	23,241
<b>Average Age</b>	35.1	34.9	36.0
<b>Average Age (Male)</b>	33.8	32.9	34.2
<b>Average Age (Female)</b>	35.3	35.5	36.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	2,314	6,839	9,265
<b># of Persons per HH</b>	2.4	2.5	2.5
<b>Average HH Income</b>	\$62,216	\$73,152	\$76,148
<b>Average House Value</b>	\$168,833	\$174,300	\$181,972

2023 American Community Survey (ACS)

06092026

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