

OFFERING SUMMARY

Sale Price:	\$2,200,000
Building Size:	6,854 SF
Available SF:	±984SF
Lot Size:	±.56 Acres
Price / SF:	\$320.98
Year Built:	1910
Renovated:	2017
Zoning:	BC with a DSHA overlay
Market:	CBD
Submarket:	Bricktown

PROPERTY OVERVIEW

A truly unique opportunity to own property on both sides of the canal! On one side, there is a fully occupied office/warehouse, and on the other a hard-corner, undeveloped site directly across the street from the Bricktown Ballpark.

LOCATION OVERVIEW

These properties are located in the heart of Bricktown. Across the street to the east is the beautiful Bricktown Ballpark, home of the Triple-A affiliate for the L.A. Dodgers. Across the alley to the north is Brickopolis, a game and entertainment venue that features an 18-hole miniature golf course. Within a 3 block area, there are multiple hotels, restaurants, nightclubs, and entertainment venues, including the Paycom Center, home of the NBA's Oklahoma City Thunder.

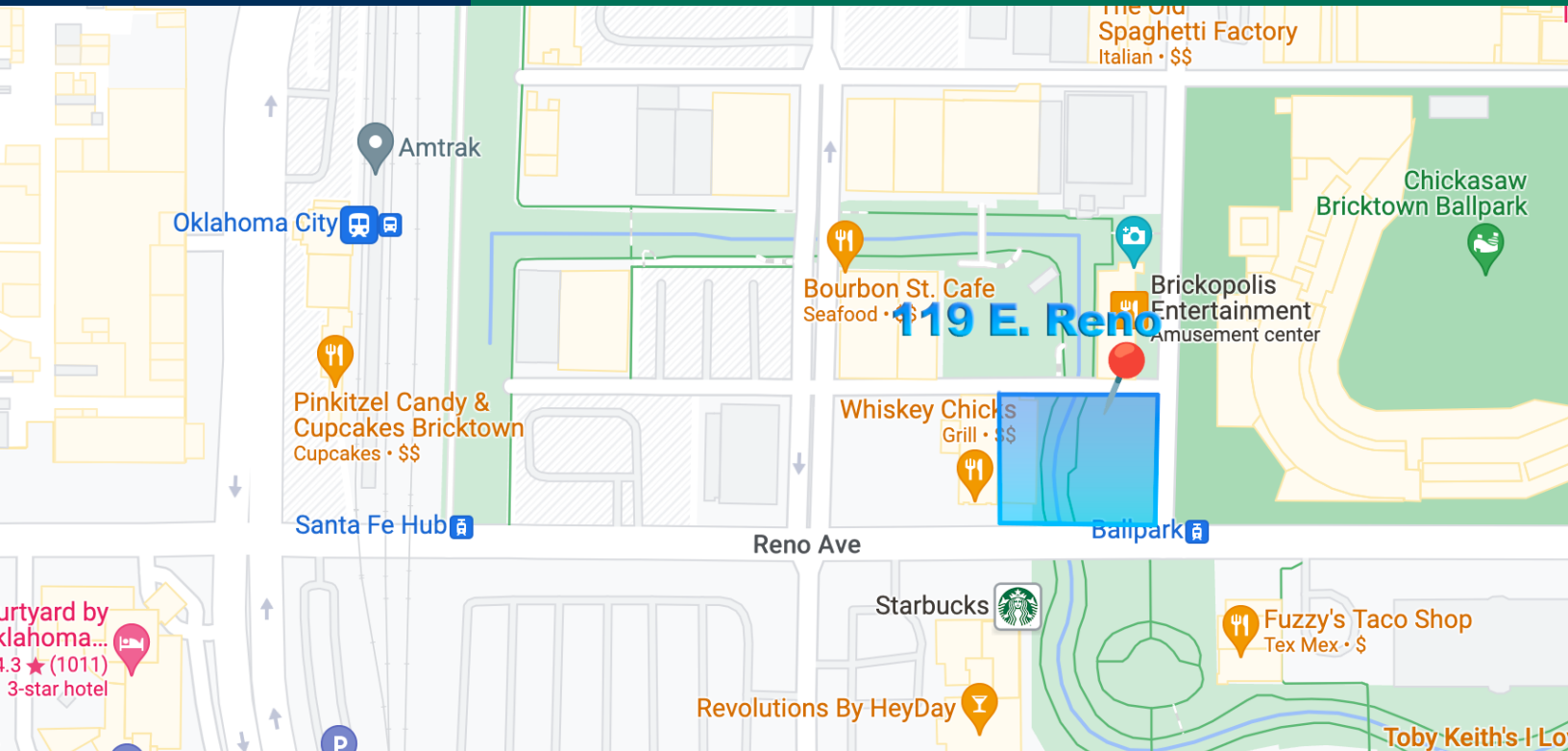
PROPERTY HIGHLIGHTS

- Hard-corner land available with building
- Located in the heart of Bricktown
- Vertical air rights over both plots, allowing creative development opportunities

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,321	57,352	186,416
Average Age	33.9	33.3	32.8
Average Age (Male)	33.0	34.1	32.1
Average Age (Female)	33.1	33.1	33.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,545	26,637	81,408
# of Persons per HH	1.7	2.2	2.3
Average HH Income	\$73,892	\$51,274	\$48,530
Average House Value	\$295,059	\$191,370	\$153,849

* Demographic data derived from 2020 ACS - US Census

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