

Former Convenience Store | Chickasha

1501 S 4th St, Chickasha, OK 73018

FOR SALE

\$120,000



PROPERTY DESCRIPTION

This property is situated along South 4th Street, one of Chickasha's primary commercial corridors. Built in 1960 and renovated in 1980, the masonry and concrete block building offers approximately 221 feet of frontage on US Hwy 81 with 2 curb cuts and traffic counts estimated between 17,000 and 18,300 vehicles per day.

The property is located within Chickasha's primary retail corridor near major anchors including Walmart Supercenter and ALDI, along with a strong mix of restaurants and neighborhood services that drive steady daily traffic.

Buyer to independently verify the status of any former underground storage tanks, if present.

HIGHLIGHTS

- University of Science and Arts of Oklahoma
- Grady Memorial Hospital
- Established manufacturing employers
- Attracts significant tourism through Shannon Springs Park
- Nationally recognized Chickasha Festival of Light draws hundreds of thousands of visitors to the community each year

OFFERING SUMMARY

Sale Price:	\$120,000
Number of Units:	1
Lot Size:	0.24 Acres
Building Size:	476 SF

Brandy Rundel

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405.990.5337

Rosha Wood

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EDWARDS**
AND COMPANY

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Details

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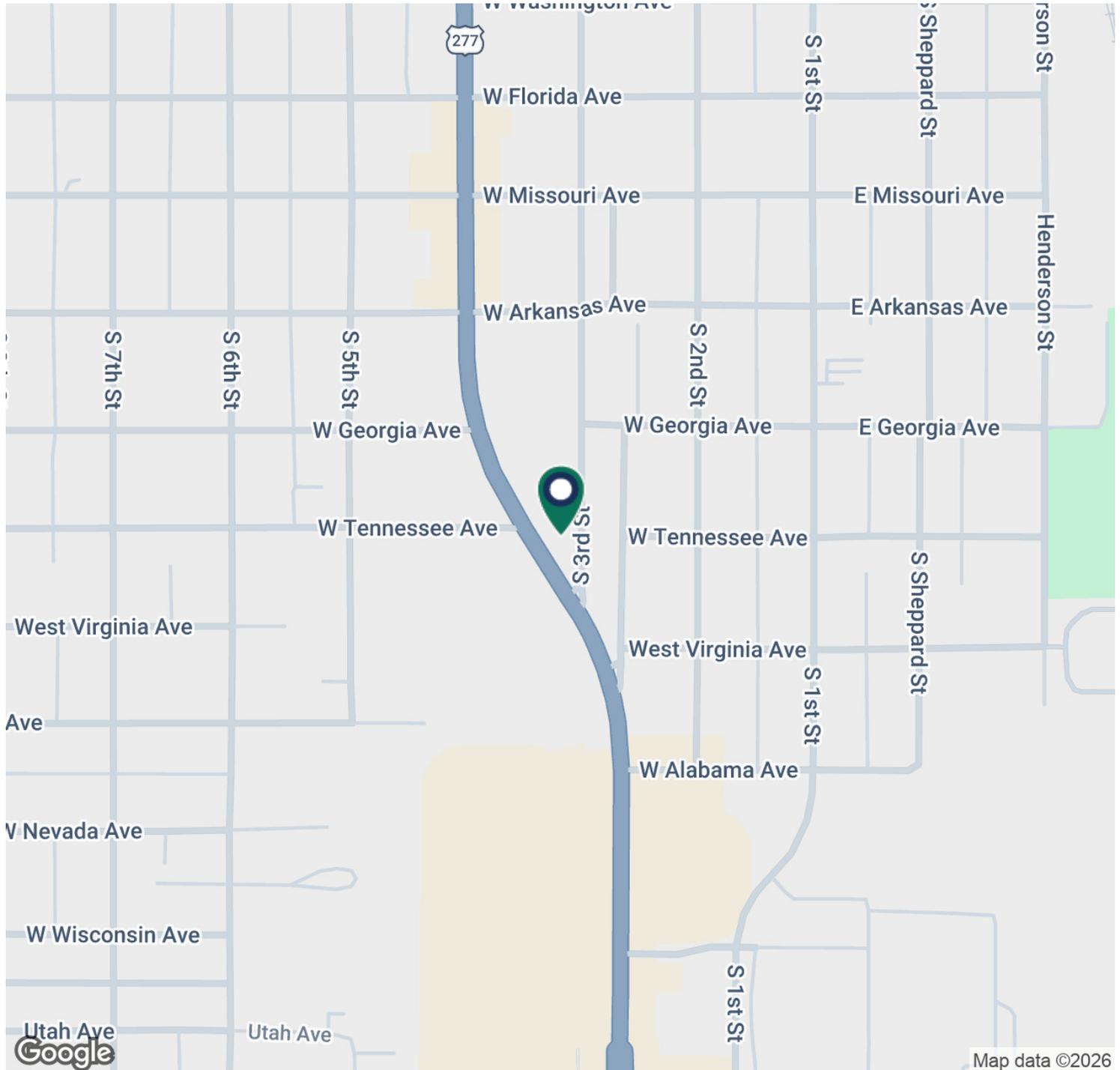
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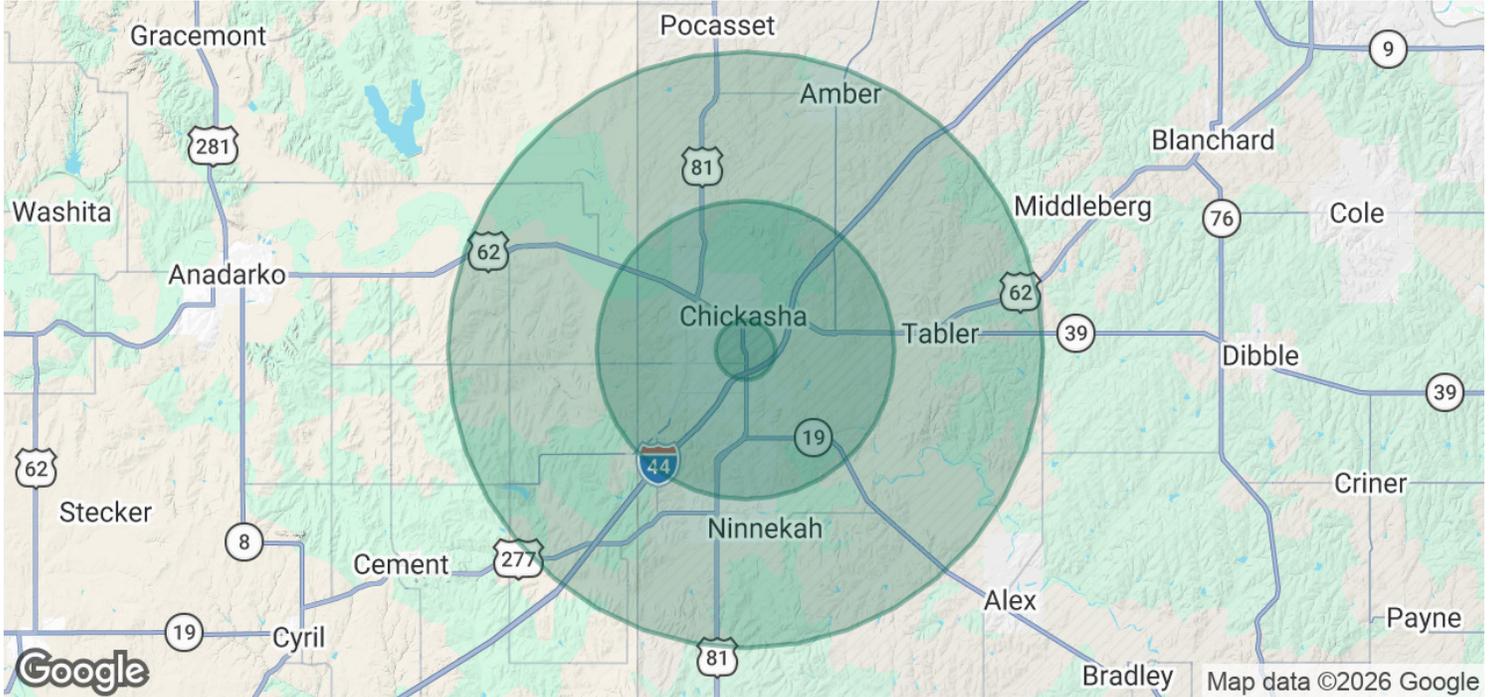
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,411	18,396	23,930
Average Age	37.9	38.4	39.5
Average Age (Male)	35.4	37.4	38.6
Average Age (Female)	41.8	40.1	40.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,152	7,187	9,226
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$64,862	\$77,573	\$81,774
Average House Value	\$107,007	\$137,766	\$154,363
<i>2023 American Community Survey (ACS)</i>			<i>03162026</i>

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