

Former Convenience Store | Chickasha

FOR SALE

1501 S 4th St, Chickasha, OK 73018



Details

Sale Price:	\$120,000
Lot Size:	0.24 Acres
Building Size:	476 SF

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

Overview

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.

- Property is located within a FEMA designated floodway.
- Any redevelopment, building expansion, reconstruction, increase in building footprint, or removal of underground storage tanks, if applicable, will require governmental review and approval. Buyers are encouraged to independently verify all intended uses and improvements with the City of Chickasha, the Oklahoma Floodplain Management Division, FEMA, and other applicable authorities. Seller and Broker are conveying information known to them, and buyers should conduct their own due diligence.

Brandy Rundel

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405.990.5337

Rosha Wood

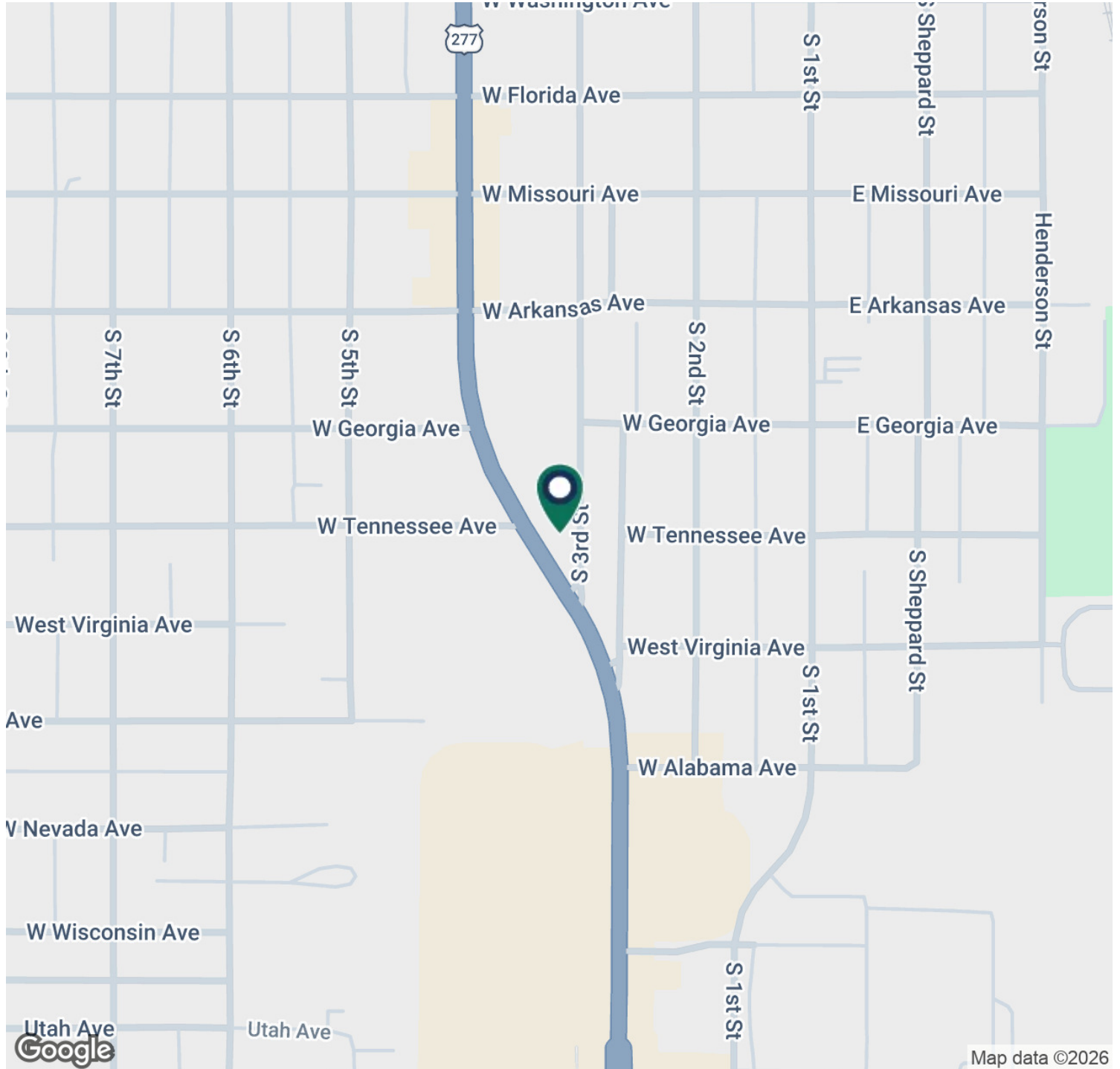
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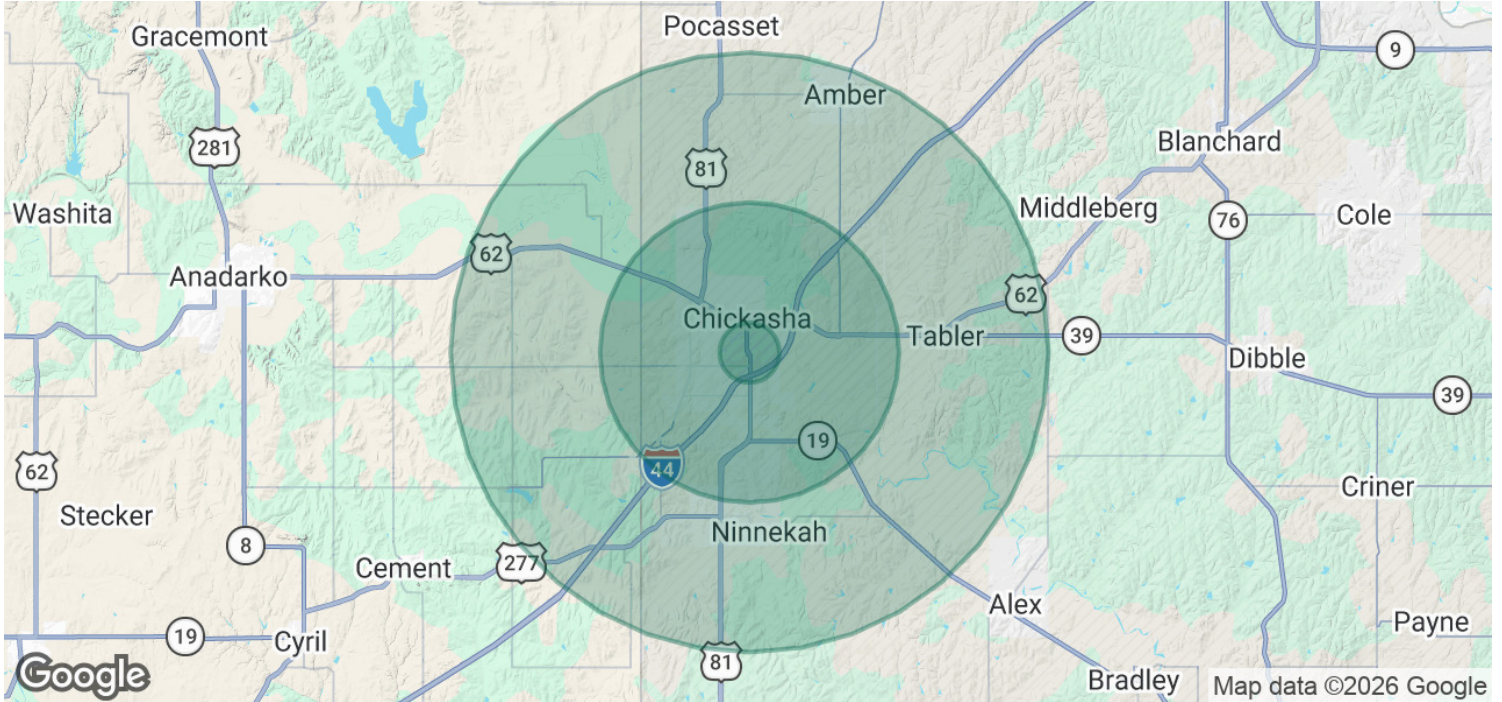
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,411	18,396	23,930
Average Age	37.9	38.4	39.5
Average Age (Male)	35.4	37.4	38.6
Average Age (Female)	41.8	40.1	40.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,152	7,187	9,226
# 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>			06042026

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