

NW 23RD & PENN - GROUND | BUILDING

2124 NW 23rd Street, Oklahoma City, OK 73107



PAD SITE AVAILABLE | OR EXISTING BUILDING

Available SF-Lot :	15,246 SF (0.35 ACRES)
Building SF:	704 SF
Lease Rate:	Negotiable
Sale Price:	\$479,500
Lot Size:	0.35 Acres
Cross Streets:	NW 23rd & N Pennsylvania Ave

PROPERTY OVERVIEW

Property is located just west of NW 23rd & Pennsylvania, ideally located less than 0.5 miles west from the prestigious Oklahoma City University (2,300 + students).

The existing building can be demolished. Owner prefers long term Ground Lease, Build to Suit or Sale.

Owner willing to lease existing 704 sq ft building at a negotiable rate.

Close to 7-Eleven, Jimmy Johns, Wal-Mart Neighborhood Market, McDonalds, and much more.

TRAFFIC COUNTS - ACOG

110819

NW 23rd east 18,073; NW 23rd St west 17,444
 Pennsylvania north 20,511; Pennsylvania south 22,276

GIRMA MOANING

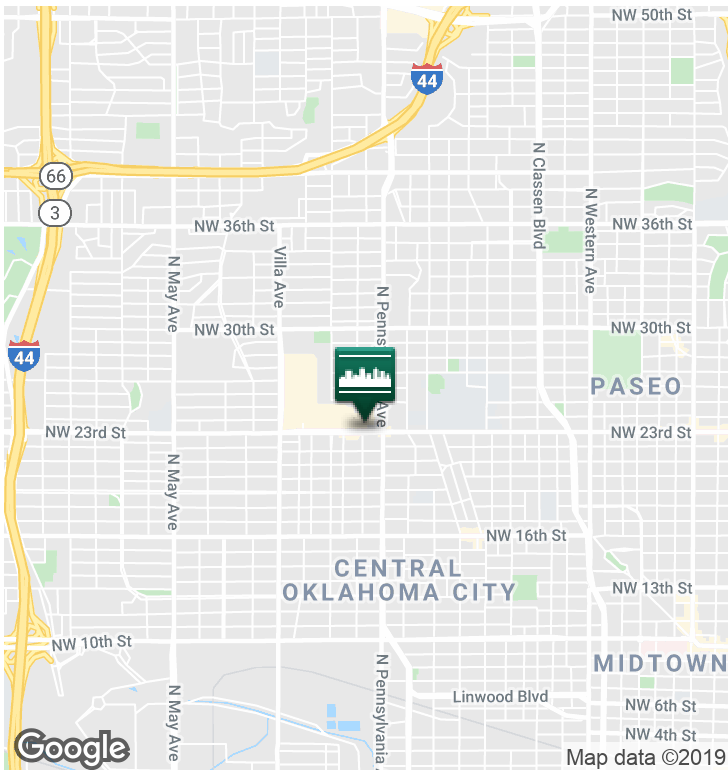
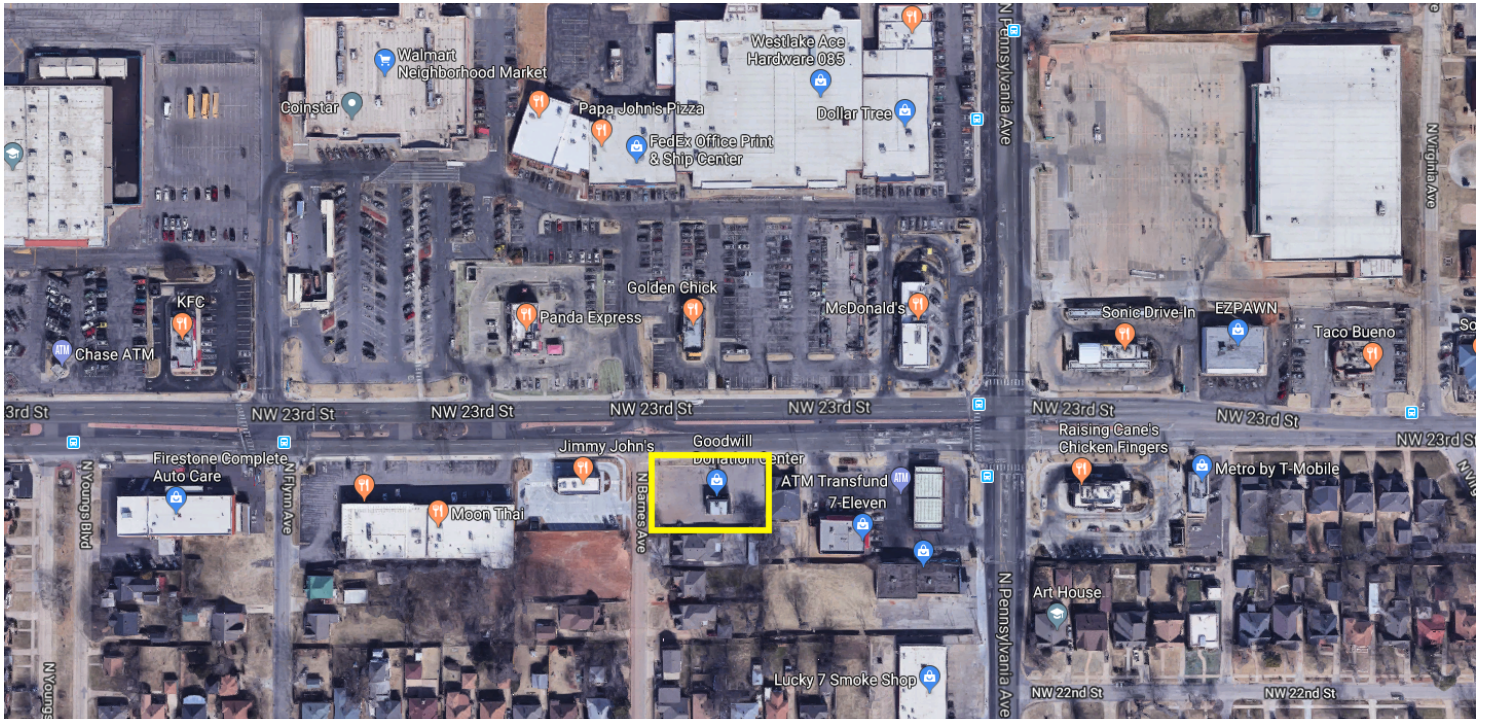
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DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	94,115
Population Density	94,115
Median Age	34.9
Median Age (Male)	34.3
Median Age (Female)	35.2
Total Households	40,794
# of Persons Per HH	2.3
Average HH Income	\$51,306
Average House Value	\$154,461

TRAFFIC COUNTS (per ACOG)

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NW 23rd	west	17,444
Pennsylvania	north	20,511
Pennsylvania	south	22,276

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The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.