



**2302 Knox Road NW**

Ardmore, Oklahoma

**EV ERNST**  
Retail Specialist  
405.843.7474  
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## OFFERING SUMMARY

Sale Price:	\$2,500,000
Building Size:	9,000 SF
Lot Size:	2.84 Acres
Price / SF:	\$277.78

062322

## PROPERTY OVERVIEW

Commercial Building and Land are being offered for sale. Operated it as a fitness center for many years; was originally built as a restaurant making it easier to facilitate a restaurant user.

New Assisted Living Facility coming soon, south of the property. The Site sits across the street just east of the Ardmore Convention Center, 2 full service hotels are adjacent including a Holiday Inn Express and Spring Hills Suites.

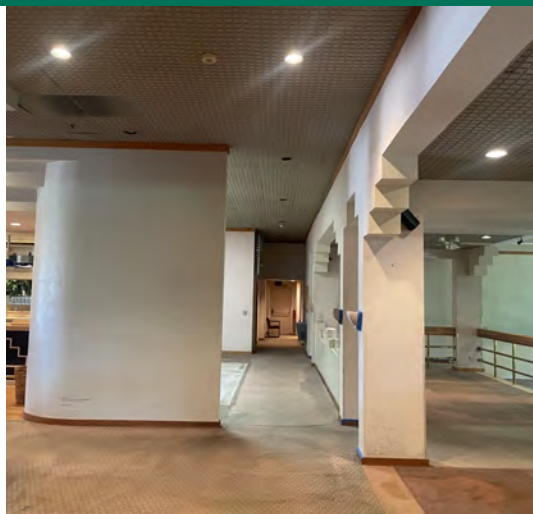
The Site would make for a great redevelopment opportunity for either an additional hotel or brewery.

Ardmore has a \$124 million plan for the Ardmore Industrial Airpark. It will become an International state-of-the art multimodal logistics facility.

## PROPERTY HIGHLIGHTS

- Large parking lot
- Well maintained
- Bar Area

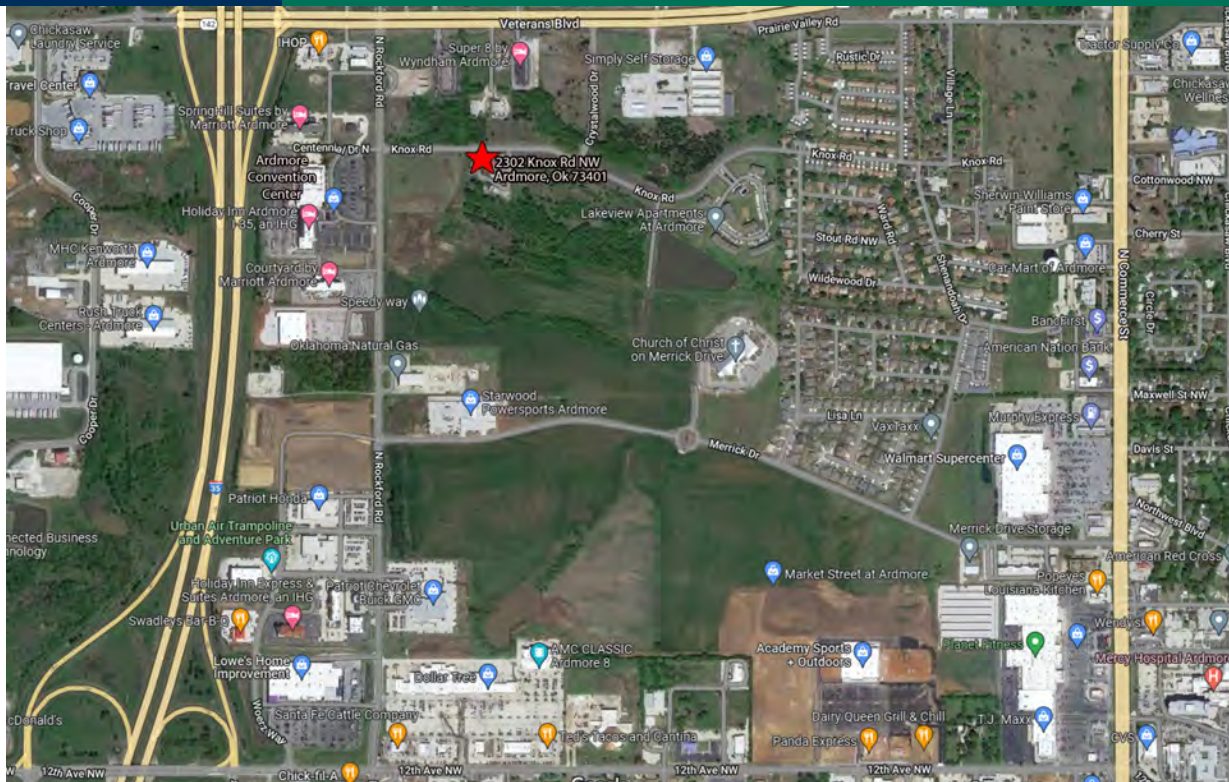






# Freestanding Building | For Sale

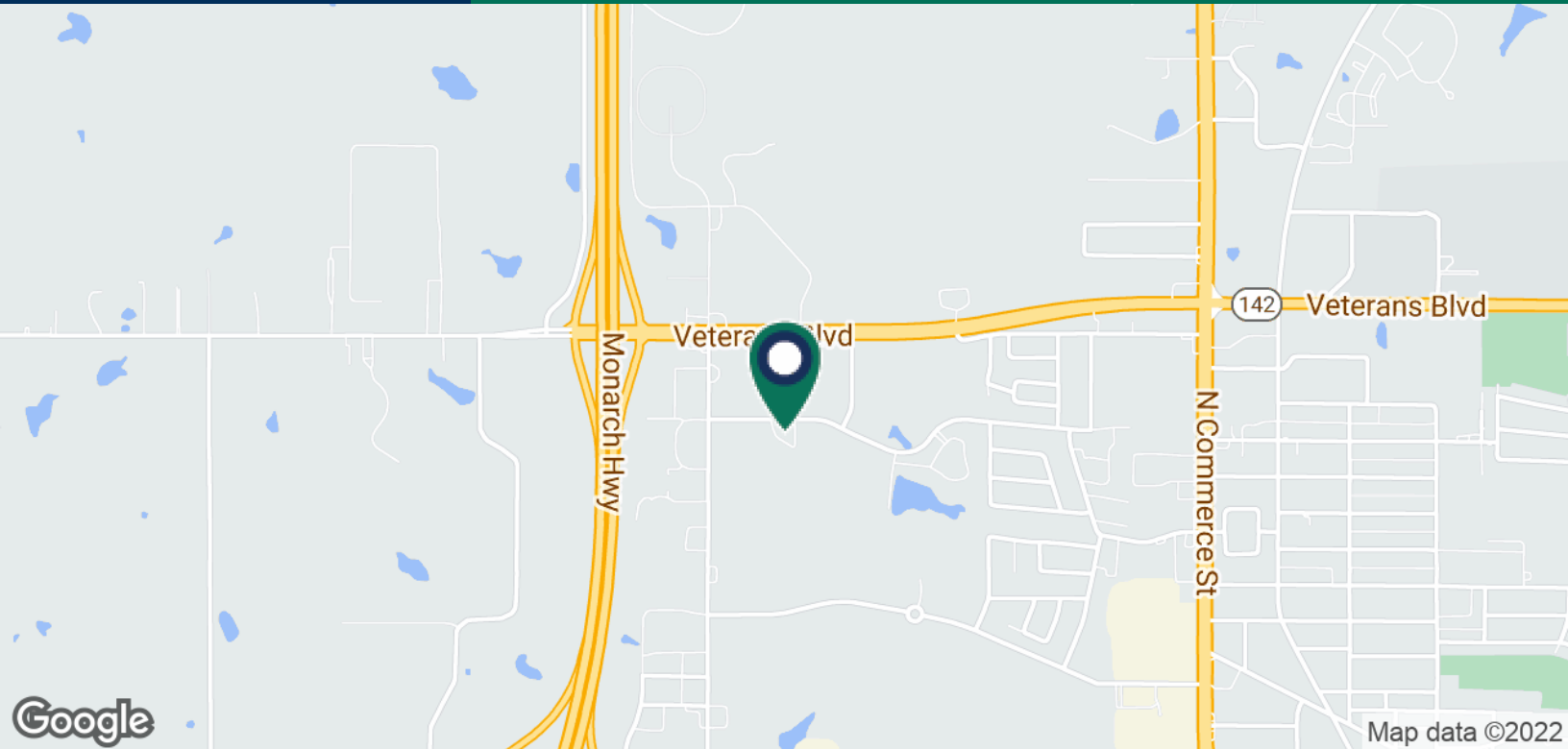
2302 Knox Road NW, Ardmore, OK 73401



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## POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	663	8,014	17,561
Average Age	38.9	39.1	38.8
Average Age (Male)	33.0	34.2	35.5
Average Age (Female)	46.9	45.1	41.0

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	296	3,911	8,184
# of Persons per HH	2.2	2.0	2.1
Average HH Income	\$63,003	\$54,832	\$56,303
Average House Value	\$891,307	\$213,798	\$168,040

\* Demographic data derived from 2020 ACS - US Census

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