



4801 N Lincoln Boulevard

Oklahoma City, Oklahoma

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OFFERING SUMMARY

Sale Price:	\$1,000,000
Lot Size:	1.91 Acres
Signage:	2 pylons
Year Built:	1957
Intersection:	S of NE 50th & Lincoln

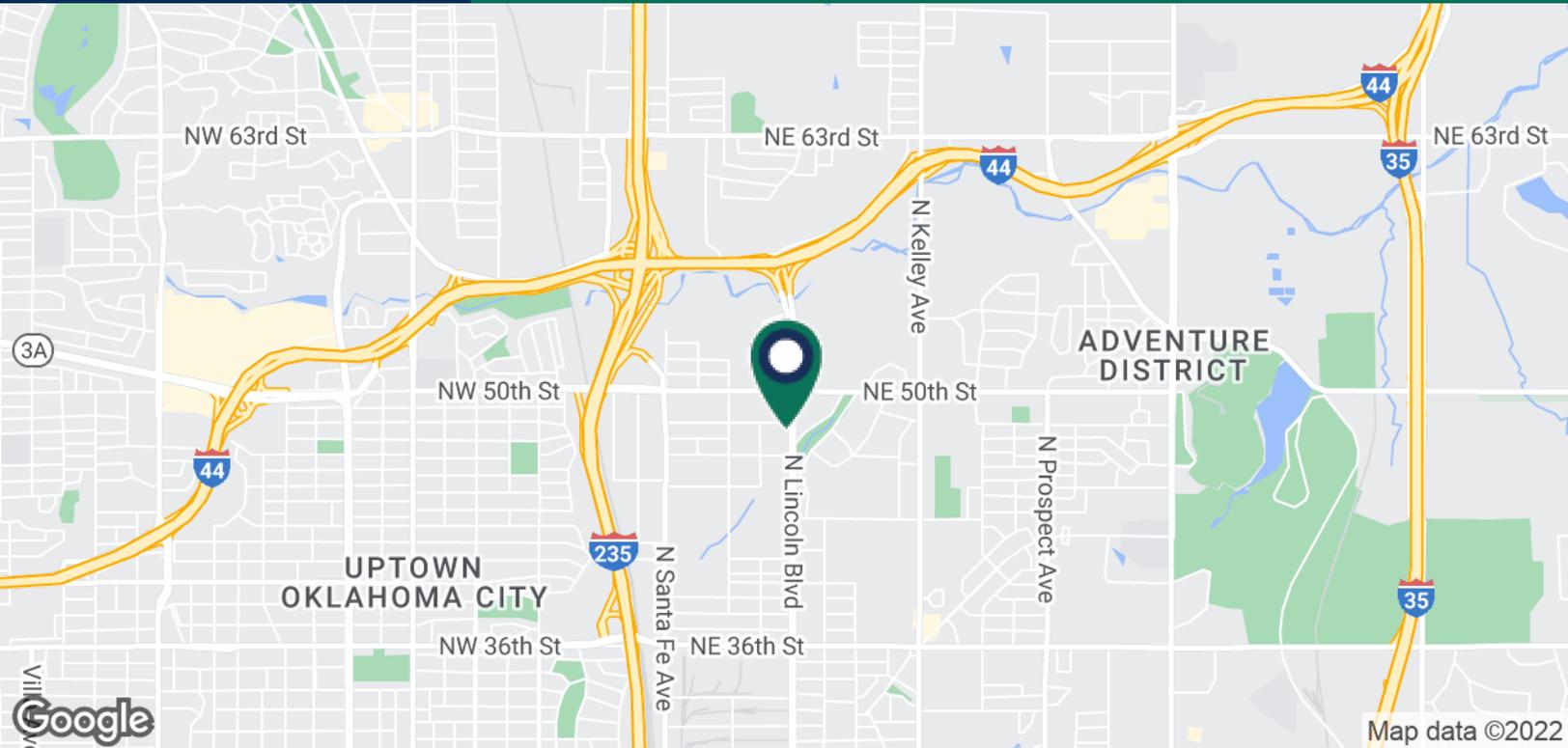
PROPERTY OVERVIEW

Former Restaurant building was removed and land is primed for redevelopment sitting on nearly two acre parcel.

The Site has two signage/pylons in place as well as two separate curbcut entrances from Lincoln Boulevard.

PROPERTY HIGHLIGHTS

- Site has great access to I-44 to the north & I-235 to the west
- Brand new Homeland Grocery store recently opened at 36th & N Lincoln
- Located 2 miles north of the State Capitol
- Located a few blocks north of the brand new Presley Apartments



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,235	145,117	641,694
Average Age	36.9	36.2	34.1
Average Age (Male)	34.5	34.6	33.0
Average Age (Female)	40.7	37.1	35.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,367	61,798	258,772
# of Persons per HH	2.4	2.3	2.5
Average HH Income	\$49,792	\$57,079	\$56,386
Average House Value	\$113,540	\$190,661	\$148,896

* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNTS

N Lincoln Blvd	north	20,187
N Lincoln Blvd	south	20,177
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