



RETAIL SPACE NOW AVAILABLE

Sale Price:	\$1,250,000
Lot Size:	0.75 Acres
Building Size:	4,081 SF
Year Built:	2001
Zoning:	CMZ

04172020

PROPERTY OVERVIEW

This convenience store/gas station is available for sale. The current owner has the Subway Franchise rights and is willing to sell that along with the property. The property has a 2,592 sf canopy covering four pump islands. Each pump island has a single, dual sided, multi product dispenser. The fuel contract has 2 years remaining.

The property is located on the Southwest corner of NW 23rd Street and N Kelley Avenue, just blocks from the State Capital and Governor's Mansion.

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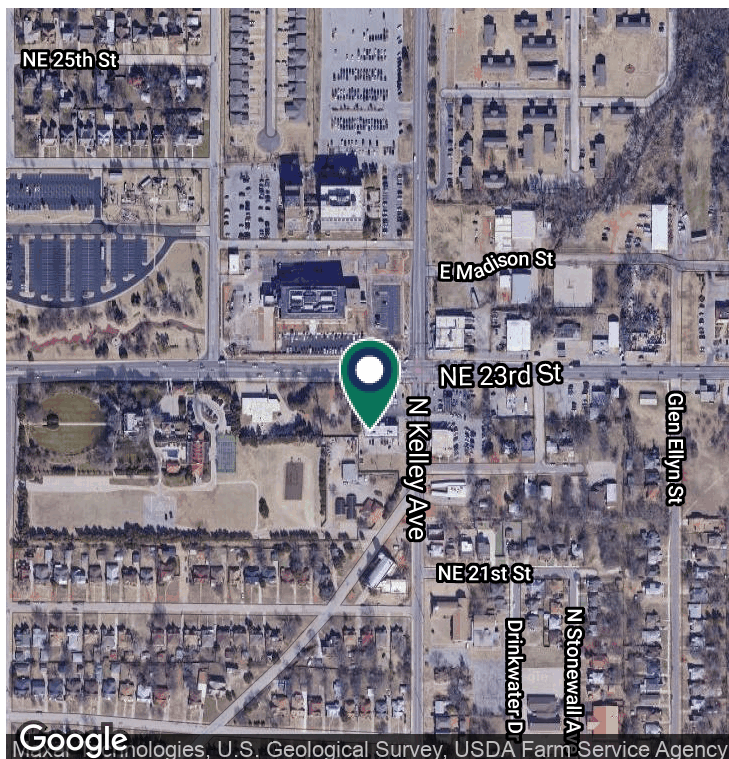
950 NE 23rd Street - For Sale

950 NE 23rd Street, Oklahoma City, OK 73105



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DEMOGRAPHICS (PER 2010 CENSUS; 5 MILES RADIUS)

Total Population	146,421
Population Density	146,421
Median Age	34.8
Median Age (Male)	34.2
Median Age (Female)	35.3
Total Households	59,241
# of Persons Per HH	2.5
Average HH Income	\$48,549
Average House Value	\$161,425

TRAFFIC COUNTS (PER ACOG)

NE 23rd St	East	16,839
NE 23rd St	West	24,533
N Kelley Ave	North	8,127
N Kelley Ave	South	3,839

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