

VFW POST 9265

4605 S PENNSYLVANIA AVE OKLAHOMA CITY, OK 73119



PROPERTY DESCRIPTION

Built in 1977 and zoned PUD, it presents a versatile space for retail and street retail ventures. Situated in the thriving Oklahoma City area, this property boasts a strategic location for maximizing business potential. With its ample square footage and favorable zoning, investors have the flexibility to capitalize on the dynamic retail market in this vibrant city.

PROPERTY HIGHLIGHTS

- Sales Price: \$795,000 (\$104.60/SF)
- 130+ Ft of Frontage on S. Pennsylvania Ave.
- 100+ Parking Spaces
- 7600 SF MOL
- Built in 1977

OFFERING SUMMARY

Sale Price:	\$795,000
Price/SF:	\$104.61/SF
Lot Size:	37,688 SF
Building Size:	7,600 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,645	38,165	71,983
Total Population	20,168	108,416	192,933
Average HH Income	\$54,773	\$54,293	\$62,792

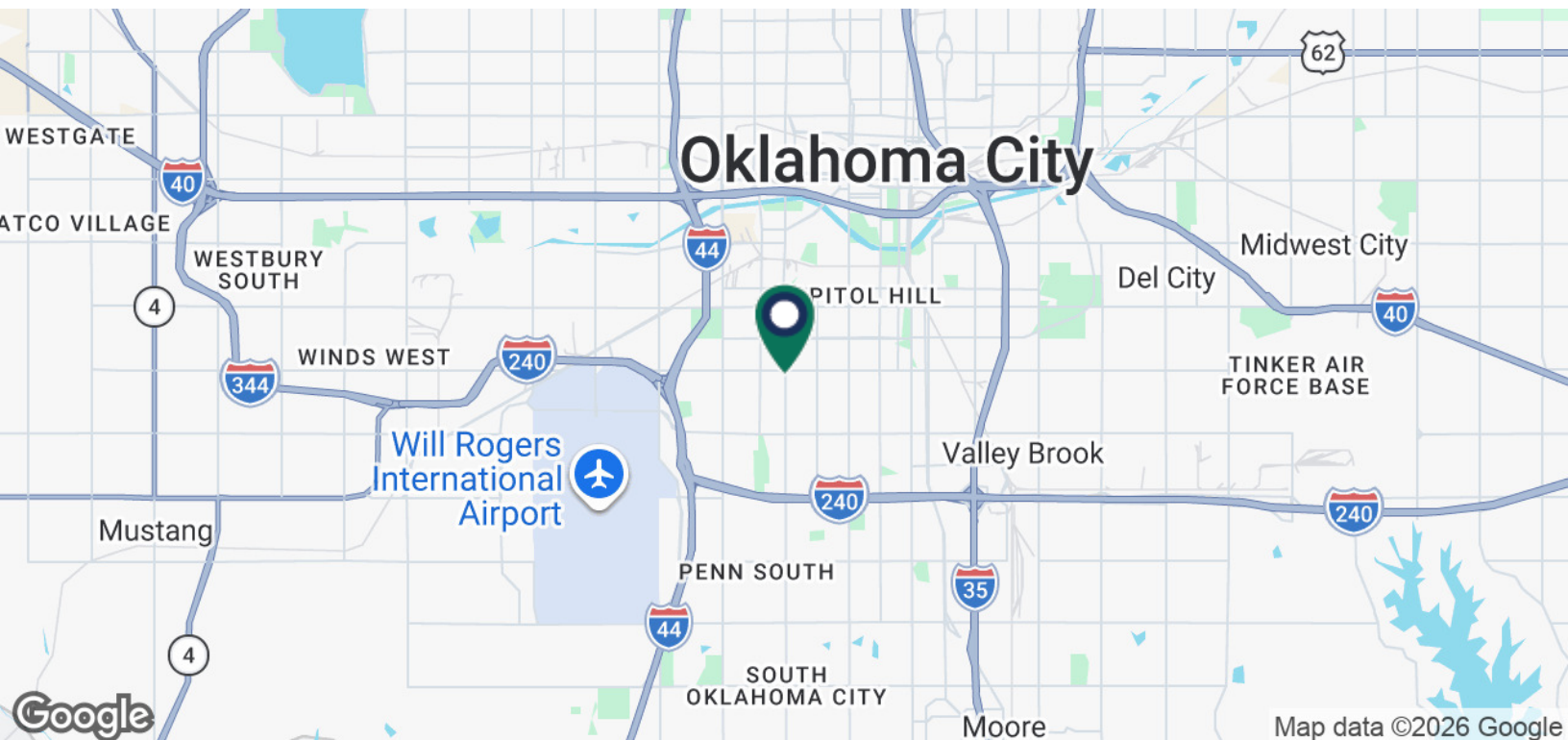
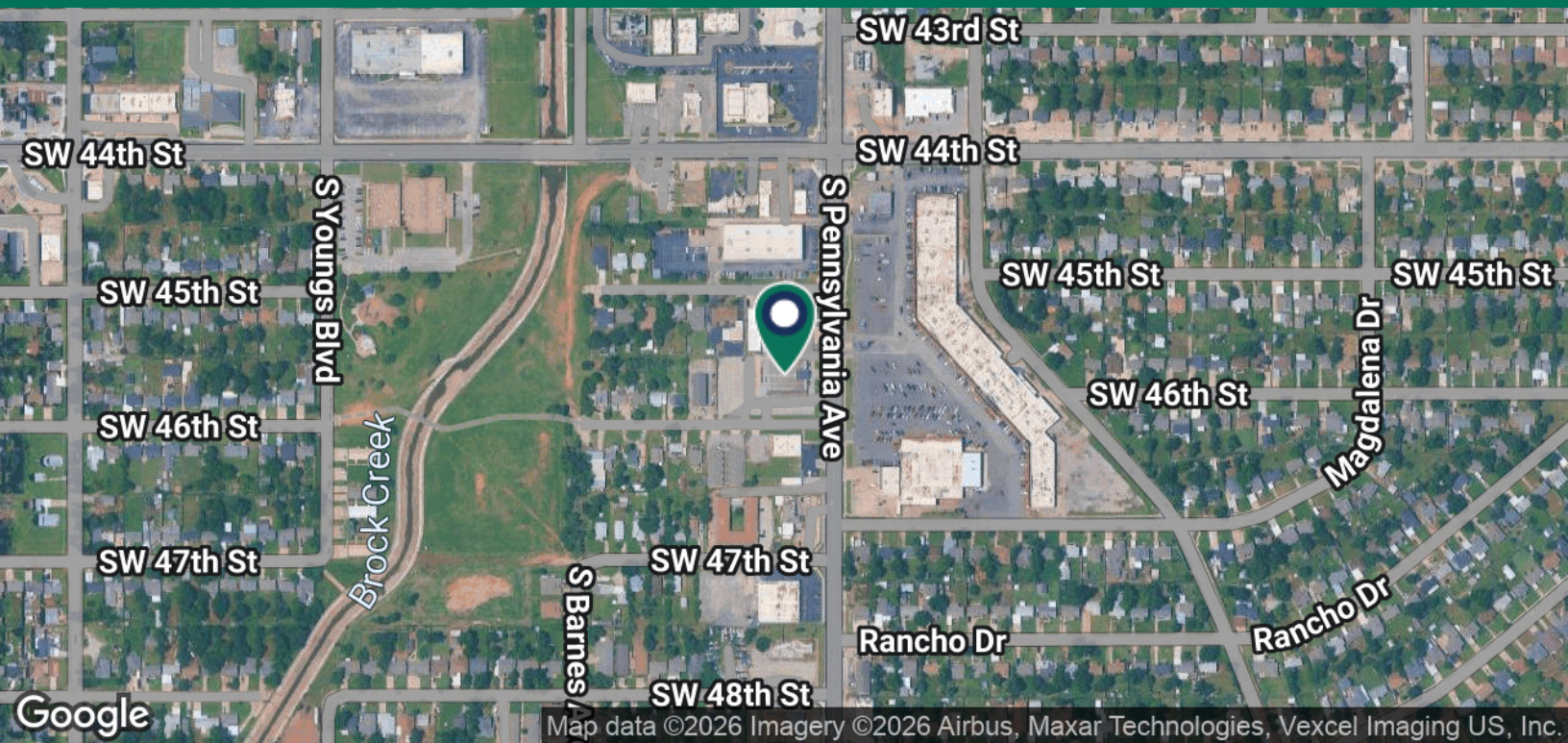
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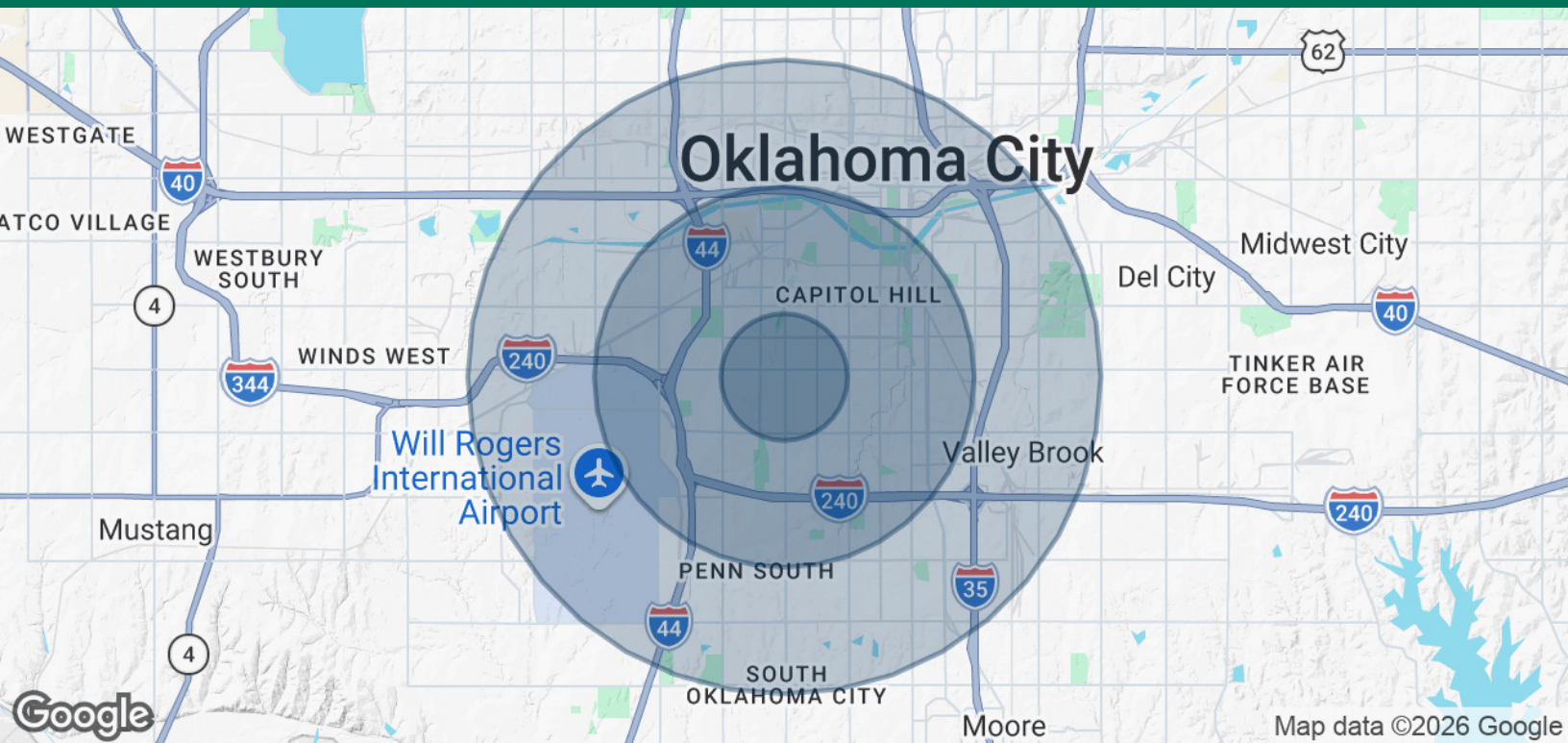
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,168	108,416	192,933
Average Age	34	35	36
Average Age (Male)	33	34	35
Average Age (Female)	35	35	37
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,645	38,165	71,983
# of Persons per HH	3	2.8	2.7
Average HH Income	\$54,773	\$54,293	\$62,792
Average House Value	\$122,097	\$132,392	\$174,040

Demographics data derived from AlphaMap

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