

6900 Center

6900 N. Western, Oklahoma City, OK 73116



RETAIL SPACE NOW AVAILABLE

Sale Price:	\$1,100,000
Lot Size:	0.38 Acres
Dimensions:	134 on Western by 125 on NW 68th St.
Building Size:	4,560 SF
Ceiling Height:	9.0 FT
Year Built:	1940
Renovated:	2015
Market:	Oklahoma City
Sub Market:	North
Cross Streets:	N. Western Avenue & NW 68th Street

PROPERTY OVERVIEW

The site includes an older strip center that could be renovated for a number of different commercial uses and a house that could be razed to provide additional parking. Great exposure to traffic along the popular Western Avenue Corridor. ZONING IS C-3 IN OKLAHOMA CITY

LOCATION OVERVIEW

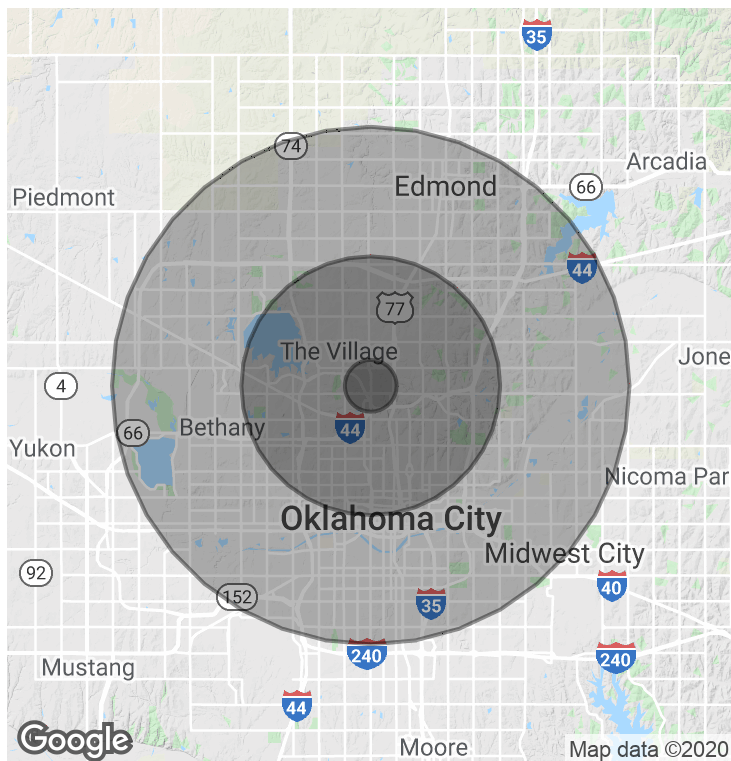
This is a great location on the Western Avenue corridor. It is a hard corner location immediately north across NW 68th Street from Earl's Rib Palace Bar B Que. Other businesses that are nearby are: Nichols Hills Plaza, The Metro Bistro, Panera Bread, Kamps and numerous banks, service companies and other retailers. The site includes a 4560 square foot strip center with a house that could be razed for parking.

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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.

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DEMOGRAPHICS (PER 2010 CENSUS; 5 MILES RADIUS)

Total Population	637,845
Population Density	637,845
Median Age	34.6
Median Age (Male)	33.5
Median Age (Female)	35.6
Total Households	256,973
# of Persons Per HH	2.5
Average HH Income	\$59,568
Average House Value	\$156,682

TRAFFIC COUNTS (PER ACOG)

Address	Direction	#
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