

## FORMER AMC THEATRE

1211 E I 240 SERVICE RD, OKLAHOMA CITY, OK 73149



### PROPERTY DESCRIPTION

Former AMC Theatre for sale. The 64,500 SF building is situated on 13.93 acres, conveniently located at the I-35 and I-240 interchange. The property could be the home of another movie theater, entertainment use, retail, industrial or special purpose. The property has multiple pad sites that could be sold or ground leased.

### PROPERTY HIGHLIGHTS

- 64,500 SF facility
- Multiple pad sites
- High traffic location
- 900 feet +/- of frontage on I-240
- Theatre equipment available for use
- Large site with redevelopment and outlot development potential

### OFFERING SUMMARY

<b>Sale Price:</b>	\$5,500,000
<b>Lease Rate:</b>	Call Re: Lease Rate
<b>Number of Units:</b>	1
<b>Available SF:</b>	64,500 SF
<b>Lot Size:</b>	13.93 Acres
<b>Building Size:</b>	64,500 SF

#### GEORGE WILLIAMS, CCIM

gwilliams@priceedwards.com  
O: 405.239.1270 C: 405.657.7800

#### PAUL RAVENCRAFT

pravencraft@priceedwards.com  
O: 405.239.1220 C: 405.226.5467

#### JIM PARRACK

jparrack@priceedwards.com  
O: 405.843.7474

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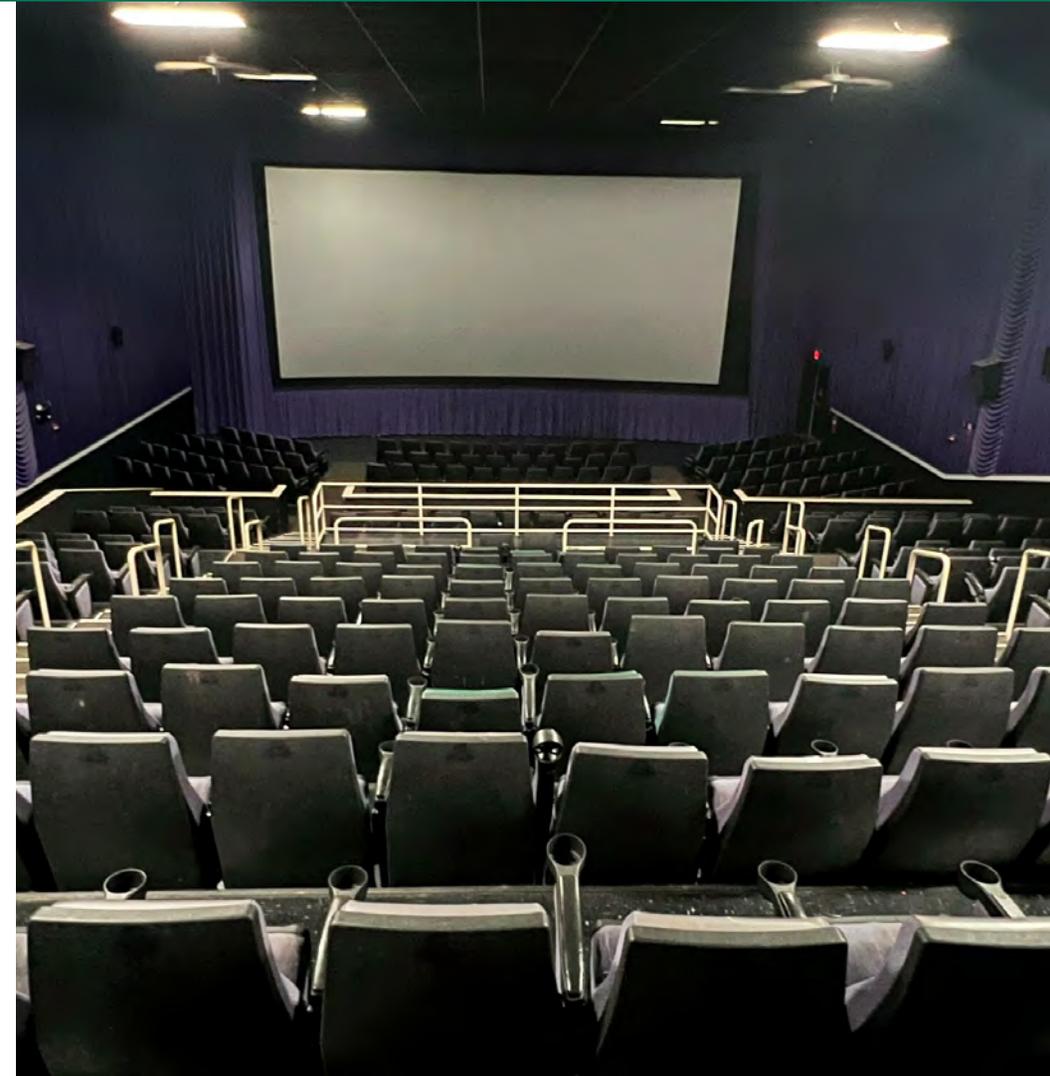
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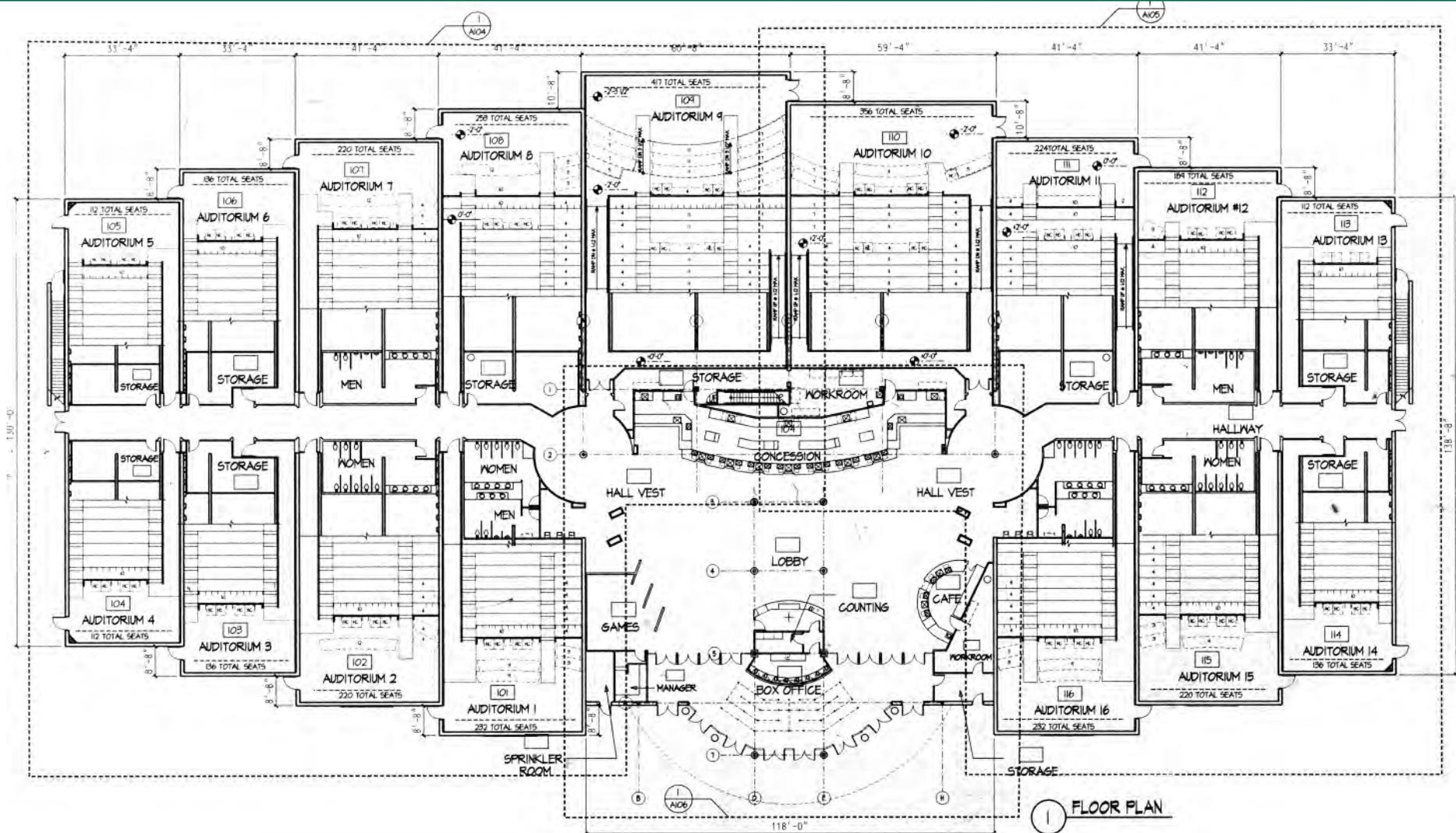
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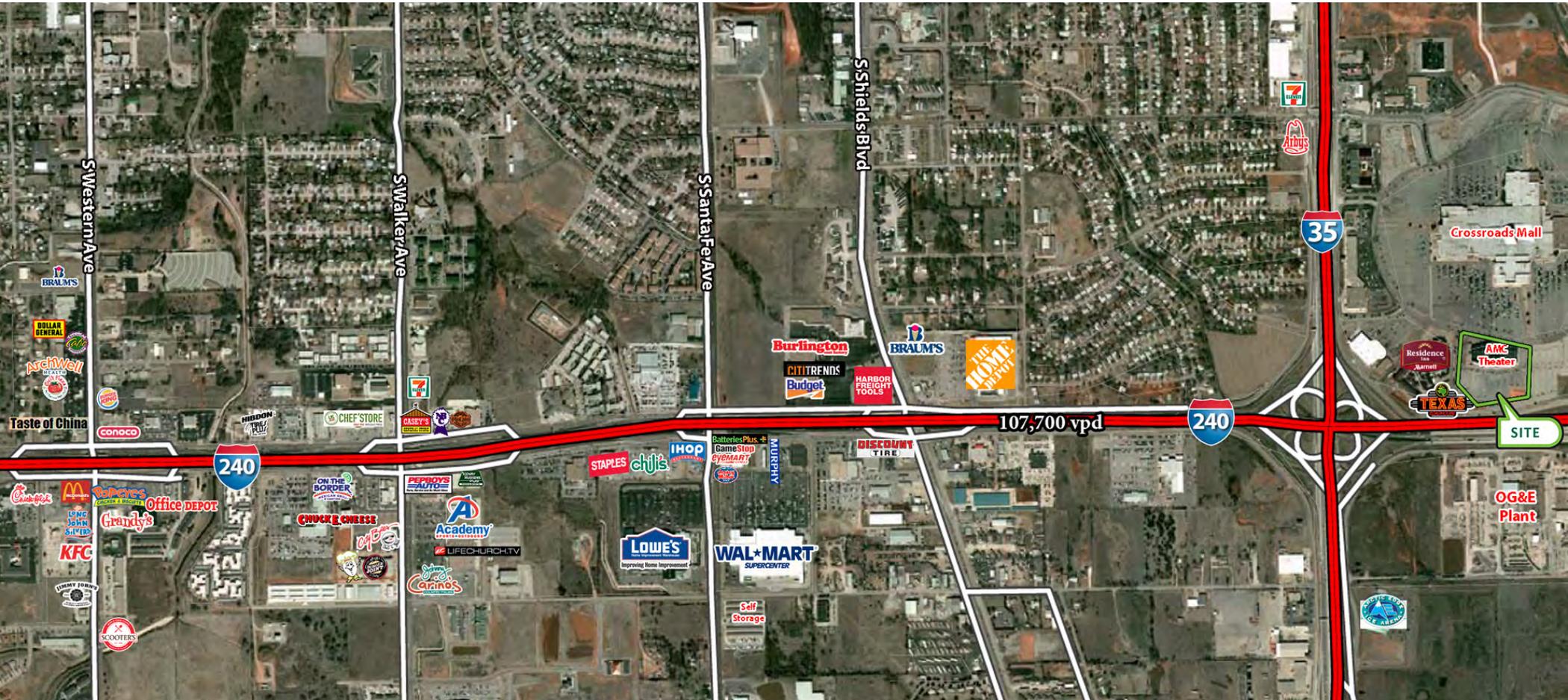
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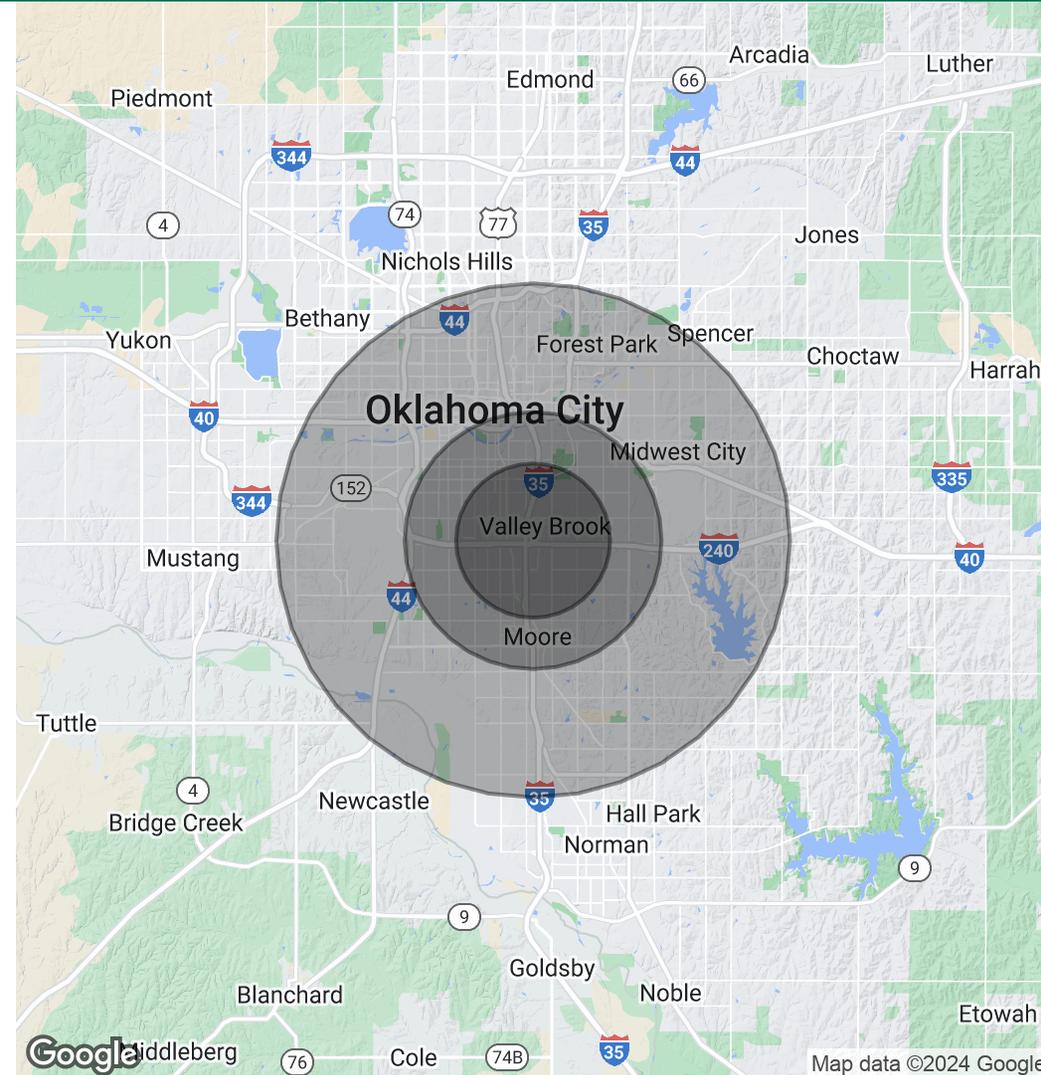
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	70,930	232,995	496,109
Average Age	33.3	34.6	35.2
Average Age (Male)	32.9	33.5	34.3
Average Age (Female)	33.8	35.8	36.4
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	29,393	94,991	210,335
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$48,674	\$54,729	\$59,747
Average House Value	\$105,164	\$116,954	\$130,929

\* Demographic data derived from 2020 ACS - US Census

04242024



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