



FORMER FRANCHISE AUTOMOTIVE DEALERSHIP | FOR SALE

1030 WEST INTERSTATE 240 SERVICE ROAD OKLAHOMA CITY, OK 73139

PHILLIP MAZAHERI, CCIM

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AND COMPANY

FORMER FRANCHISE AUTOMOTIVE DEALERSHIP

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PROPERTY DESCRIPTION

This 29,716 square foot building, constructed in 1993, offers a versatile layout ideal for industrial or vehicle-related operations. Its expansive floor plan accommodates a wide range of uses, from showroom and sales to warehouse/storage functions. The property's solid construction and open design provide flexibility for customization, while high-clearance areas and wide access points support efficient workflow and equipment movement. With ample space for both customer-facing and operational needs, this well-maintained facility is suited for businesses seeking a functional and adaptable base. Its size, condition, and layout present a strong opportunity for investors looking for a property ready to support diverse commercial uses.

PROPERTY HIGHLIGHTS

- Showroom/Office: 5,746 sf
- Parts/Storage: 6,097 sf
- Warehouse/Service Center: 17,873 sf
- 3.8 Acre Concrete Paved Lot ideal for Fleet vehicles
- Great visibility from Interstate 240 just off the Western Ave exit

OFFERING SUMMARY

| | |
|-----------------------|-------------|
| Sale Price: | \$5,950,000 |
| Lot Size: | 4.6 Acres |
| Building Size: | 29,716 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|----------|----------|----------|
| Total Households | 4,963 | 43,431 | 79,059 |
| Total Population | 13,024 | 116,375 | 217,162 |
| Average HH Income | \$55,481 | \$63,892 | \$69,418 |

VEHICLES PER DAY

105,688

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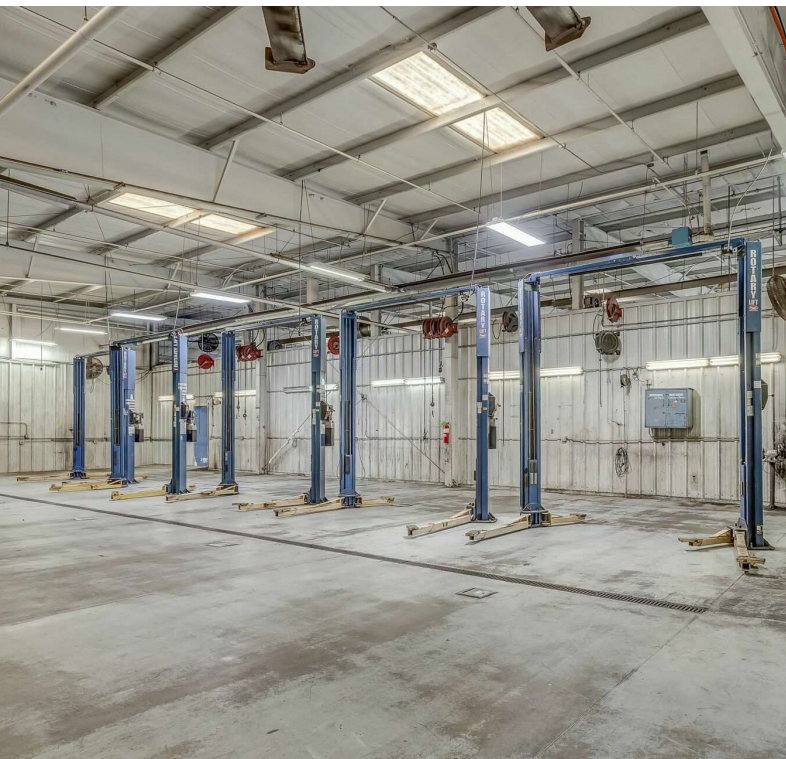
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WAREHOUSE SPECS



WAREHOUSE / SERVICE CENTER - 17,873 SF

The Warehouse of the building allows for an Industrial user to utilize frontage portions of the building for light retail uses with the benefit of having a large warehouse connected. The property has 3.6 acres of paved concrete for fleet vehicles allowing semi-truck access with multiple points in ingress/egress.

WAREHOUSE SPECIFICATIONS

- 3 Phase Power
 - Radiant Heat in Warehouse
 - Floor drains throughout
 - 18 Total vehicle lift stations
 - Air Compressor Lines throughout bays
 - Champion Nitrogen Generator Air Compressor
 - Wet Sprinkler system throughout
 - Exhaust Fans
 - Fully fenced yard with security lighting
- **Bay 1**
 - Shop Office: 35' X 14'
 - 14'4" clear height to the bottom of the heaters
 - 18' clear height to the beams
 - 2 - 10' X 10' doors - Grade-Level Electric Doors
 - 2 - Big Ass Fans
 - 1 - 14' X 18' wide Grade-Level Electric Doors
 - 5 - Vehicle lift stations
 - **Bay 2**
 - 10'4" clear height to the Big Ass Fans
 - 13'8" clear height to the bottom of the beams
 - 2 - Big Ass Fans
 - 2 - 12' X 14' wide Grade-Level Electric Doors
 - 13 Vehicle lift stations

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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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PARTS & SERVICE PHOTOS



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AERIAL



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LOCATION AERIAL



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LOCATION



LOCATION DESCRIPTION

Located in the vibrant south Oklahoma City corridor, the former dealership offers exceptional visibility and accessibility within the thriving Oklahoma City metro market. The property benefits from proximity to major transportation routes, including Interstate 240 and Interstate 35, ensuring strong connectivity throughout the Oklahoma City Metro. With the property being located across from South OKCs premier Power Center, 240 Penn Park, retail traffic and visibility significant. Nearby retail and service hubs include: The Garage, Chick-Fil-A, McDonald's, Best Buy, Petsmart, Five Below, Old Navy, Ross, Michael's, Marshalls and many more. The property is situated for Automotive-related businesses and Industrial service centers. With Oklahoma City's diverse economy, steady population growth, and pro-business environment, the location provides an attractive setting for capturing both local and regional traffic.

***** The Garage Burgers Burgers & Beers - Available to be purchased separately as an investment. *****

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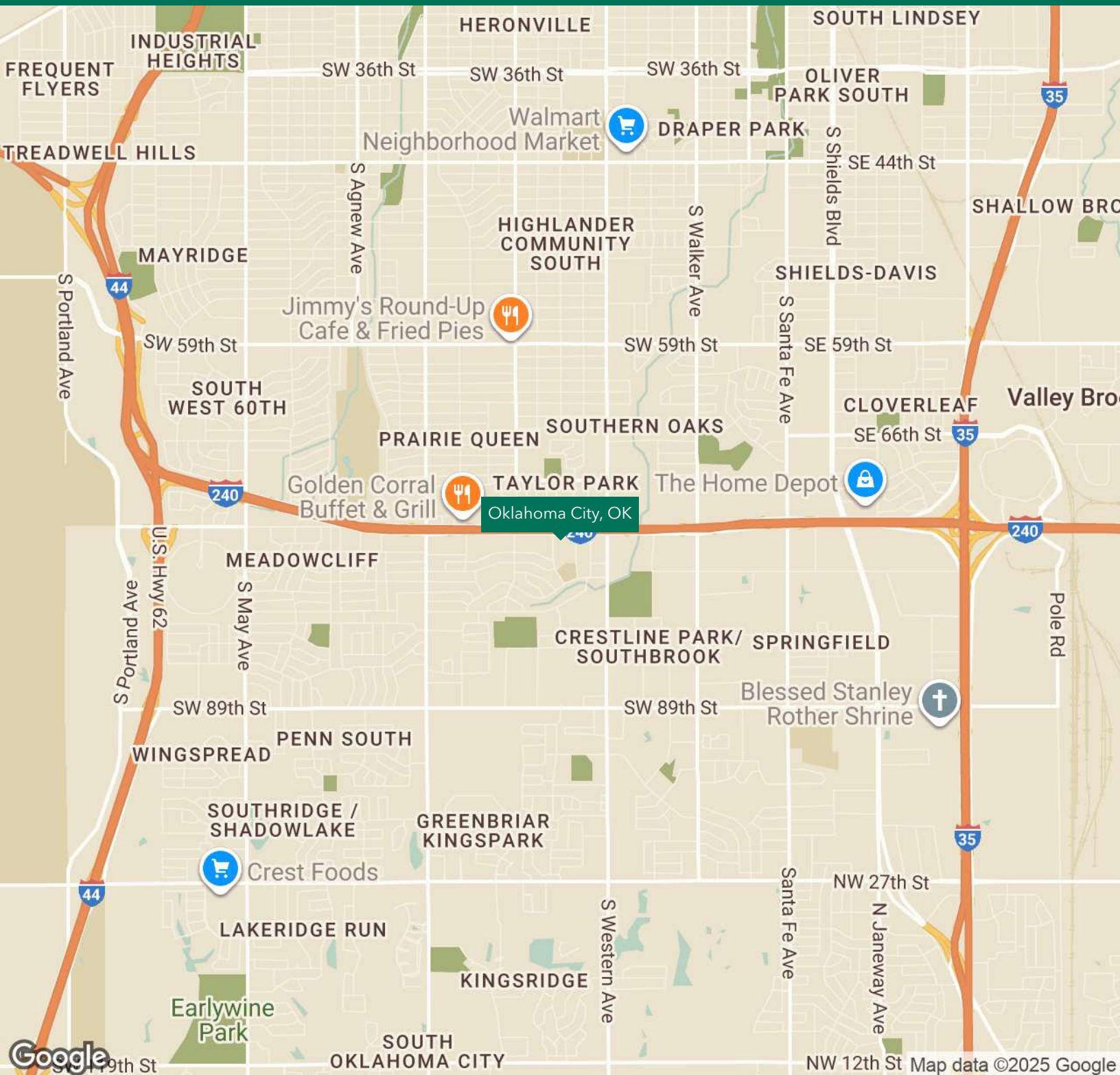
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REGIONAL MAP



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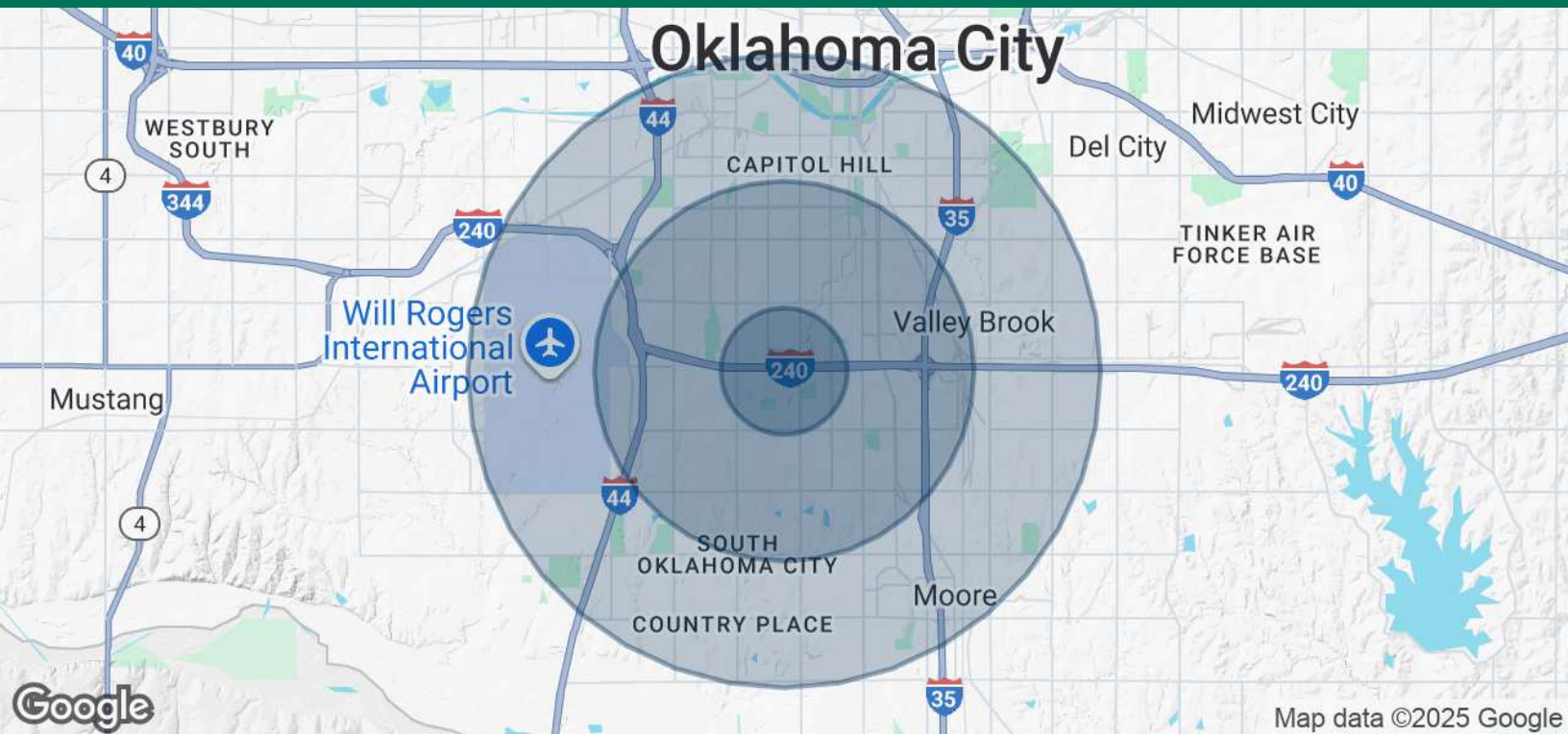
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 13,024 | 116,375 | 217,162 |
| Average Age | 37 | 37 | 37 |
| Average Age (Male) | 36 | 36 | 36 |
| Average Age (Female) | 38 | 38 | 37 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 4,963 | 43,431 | 79,059 |
| # of Persons per HH | 2.6 | 2.7 | 2.7 |
| Average HH Income | \$55,481 | \$63,892 | \$69,418 |
| Average House Value | \$161,429 | \$166,717 | \$177,541 |

Demographics data derived from AlphaMap

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Specialties

- Retail Investment Sales
- Power Center Sales
- Shopping Center Sales

Phillip Mazaheri, CCIM joined Price Edwards & Company in 2007 and has closed over \$600,000,000 in investment sales, totaling over 8,100,000 square feet. Mazaheri sold nearly \$200,000,000 of Retail Investments in the Oklahoma City Metro and DFW markets in 2022 – year-to-date. He also controls a portfolio of 1,500,000 square feet of existing and new construction retail leasing projects consisting of 17 properties including 282 tenants.

With over 18 years in the Oklahoma City marketplace, Phillip has been able to create a voluminous database of real estate investors. Combined with his extensive market knowledge and modern marketing technology, he is able to create maximum value for investors.

Phillip holds the Certified Commercial Investment Member designation (CCIM) and is a member of the International Council of Shopping Centers and TCN Worldwide. TCN offers 160+ offices in 24 countries, giving local and regional brokers access to 200+ markets, and networking ability that rivals that of any of the national firms. TCN currently has 445,000,000+ square feet under management with \$58.6 billion in transactions.

Partial Listing of Sales Transactions

| Property | Property Type | Square Feet | Price |
|---------------------------|---------------------|-------------|--------------|
| Bryant Square | Retail Power Center | 272,135 | \$54,035,000 |
| Chisholm Trail Ranch | Retail Power Center | 213,418 | Undisclosed |
| Quail Springs Marketplace | Retail Power Center | 293,788 | \$43,500,000 |
| 240 Penn Park | Retail Power Center | 241,831 | \$38,000,000 |
| Memorial Square | Retail Power Center | 123,557 | \$24,600,000 |
| Bricktown Garage | Parking Garage | 206,598 | \$17,250,000 |
| Chase Plaza | Shopping Center | 160,772 | \$15,000,000 |
| Mayfair Village | Shopping Center | 136,772 | \$13,500,000 |
| Casady Square | Shopping Center | 136,772 | \$9,600,000 |
| Bricktown Land | Hospitality Land | 200,376 | \$8,000,000 |

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