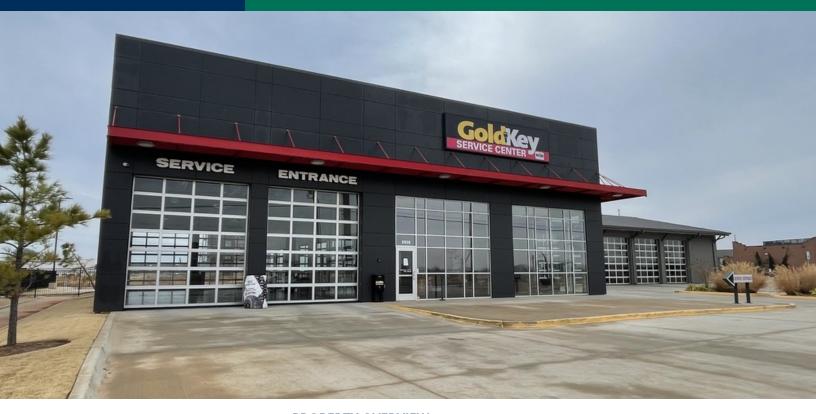


5930 W Memorial Rd, Oklahoma City, OK 73142



#### **SUMMARY - PRICE REDUCED**

Sale Price: \$4,000,000

Building Size: 12,866 SF

Lot Size: 1.44 Acres

Price / SF: \$310.90

Year Built: 2017

Submarket: North/Northwest

### **PROPERTY OVERVIEW**

This freestanding Service Center is truly a one of a kind opportunity with high end finishes. This property could be repositioned into a multi-tenant retail development.

#### **PROPERTY HIGHLIGHTS**

- 8 overhead doors in front
- 9 overhead doors in rear
- 2 offices
- Kitchen

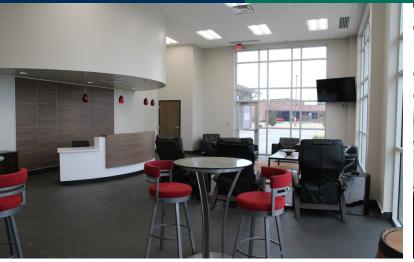
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- Display / storage room
- Man cave / lounge for customers and clients
- Large double-sided digital billboard sign comes with property

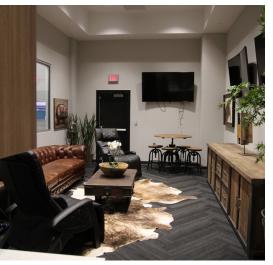
EV ERNST 405.843.7474 eernst@priceedwards.com priceedwards.com



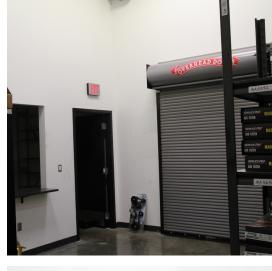
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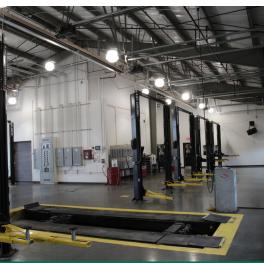












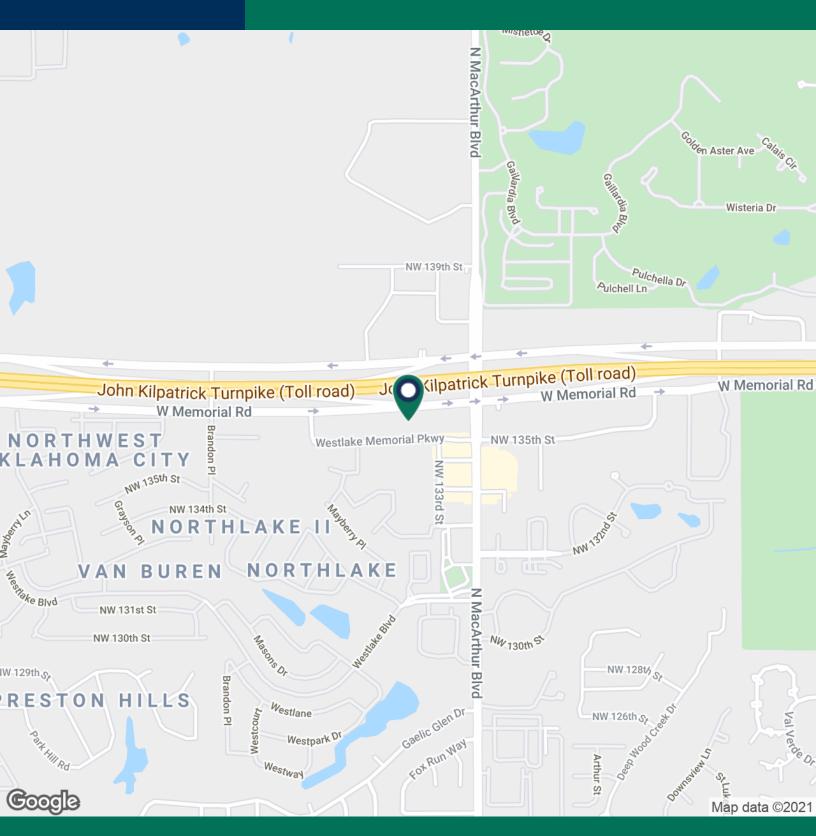




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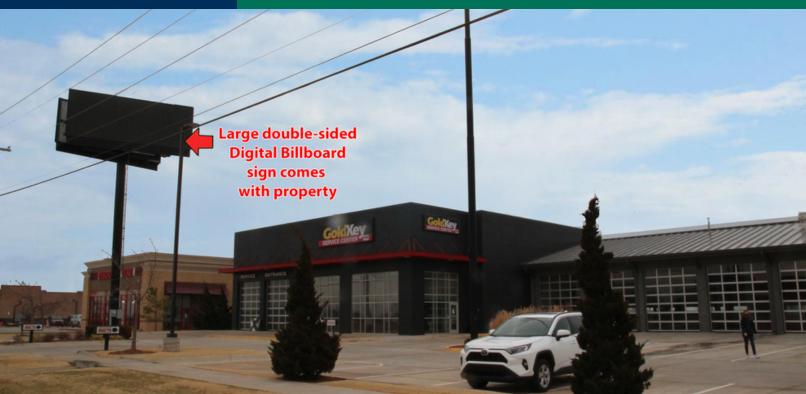
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POPULATION		1 MILE	3 MILES	5 MILES
Total Population		8,045	45,177	117,254
Average age		37.3	40.8	38.1
Average age (Male)		36.1	38.4	36.4
Average age (Female)		38.4	41.8	39.3
HOUSEHOLDS & INCOME		1 MILE	3 MILES	5 MILES
Total households		3,385	19,060	50,011
# of persons per HH		2.4	2.4	2.3
Average HH income		\$75,840	\$94,092	\$78,337
Average house value		\$239,583	\$208,731	\$184,978
* Demographic data derived from 2010 US Census				
TRAFFIC COUNTS				
W Memorial Rd	east	west		22,521   13,925
N MacArthur Blvd	north	south		12,243   20,635

east

west

26,903 | 21,536

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Kilpatrick Turnpike