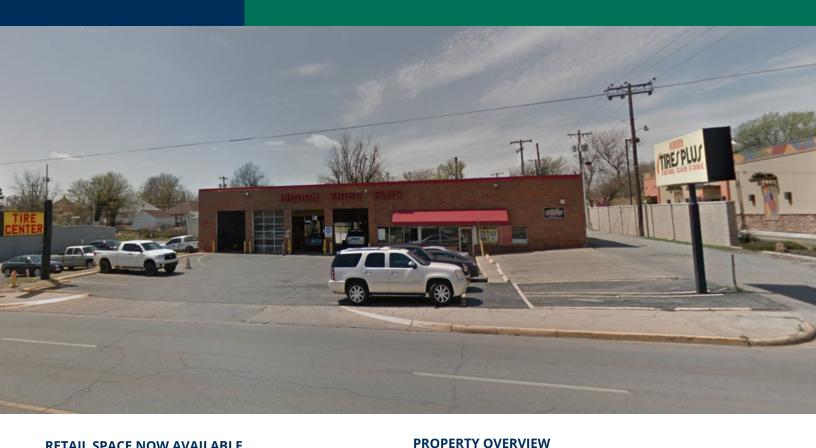


# Former Hibdon Tires Plus

414 S Van Buren St, Enid, OK 73703



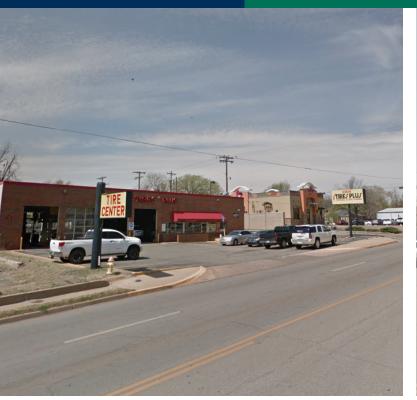
#### **RETAIL SPACE NOW AVAILABLE**

Sale Price:	\$441,700	This freestanding building is being offered for sale.
Lot Size:	0.3 Acres	Formerly a tire store, it is located on the highly retail traveled S Van Buren St.
Building Size:	5,720 SF	traveled 5 van Baren st
Year Built:	1978	Monument and pylon signage are available.
Zoning:	Urban Commercial	Building is highly visible and easily accessible property just north of Owen K Garriott on S Van Buren St.
	08062020	National retailers in the immediate vicinity are: CVS, Walgreens, Taco Bell and Subway.



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### **DEMOGRAPHICS (PER 2010 CENSUS; 5 MILES RADIUS)**

Total Population	48,181
Population Density	48,181
Median Age	38.2
Median Age (Male)	36.3
Median Age (Female)	41.0
Total Households	19,281
# of Persons Per HH	2.5
Average HH Income	\$56,166
Average House Value	\$91,527

### **TRAFFIC COUNTS (PER ACOG)**

S Van Buren (Hwy 81)	North	18,500
S Van Buren (Hwy 81)	South	16,800

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