



RETAIL SPACE NOW AVAILABLE

Sale Price:	\$441,700
Lot Size:	0.3 Acres
Building Size:	5,720 SF
Year Built:	1978
Zoning:	Urban Commercial

08062020

PROPERTY OVERVIEW

This freestanding building is being offered for sale.

Formerly a tire store, it is located on the highly retail traveled S Van Buren St.

Monument and pylon signage are available.

Building is highly visible and easily accessible property just north of Owen K Garriott on S Van Buren St.

National retailers in the immediate vicinity are: CVS, Walgreens, Taco Bell and Subway.

Former Hibdon Tires Plus

414 S Van Buren St, Enid, OK 73703



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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