



DO NOT DISTURB TENANTS

Sale Price:	\$1,400,000
(Motivated to Sell)	
Building Size:	5,000 SF
Lot Size:	0.853 Acres
Price / SF:	\$280.00
Cap Rate:	8.4%
Year Built:	2002
Submarket:	West
	05122020

PROPERTY OVERVIEW

Located on the hard N/E corner of the highly desirable intersection of Reno and Rockwell. This property has high traffic counts, provides great visibility and is just north of the popular Westgate Marketplace, home to many national tenants including Home Depot, Wal-Mart SuperCenter, PetsMart, Dick's, Ross and many more.

Minutes away for the OKC Outlets, White Water Bay, Oklahoma Museum of Art, Myriad Botanical Gardens and OKC's Bricktown Entertainment District.

PROPERTY HIGHLIGHTS

- Equipped with gas pumps
- Highly visible pylon signage
- High customer volume
- Owner/User opportunity
- Ideal location for redevelopment for any restaurant/retail use

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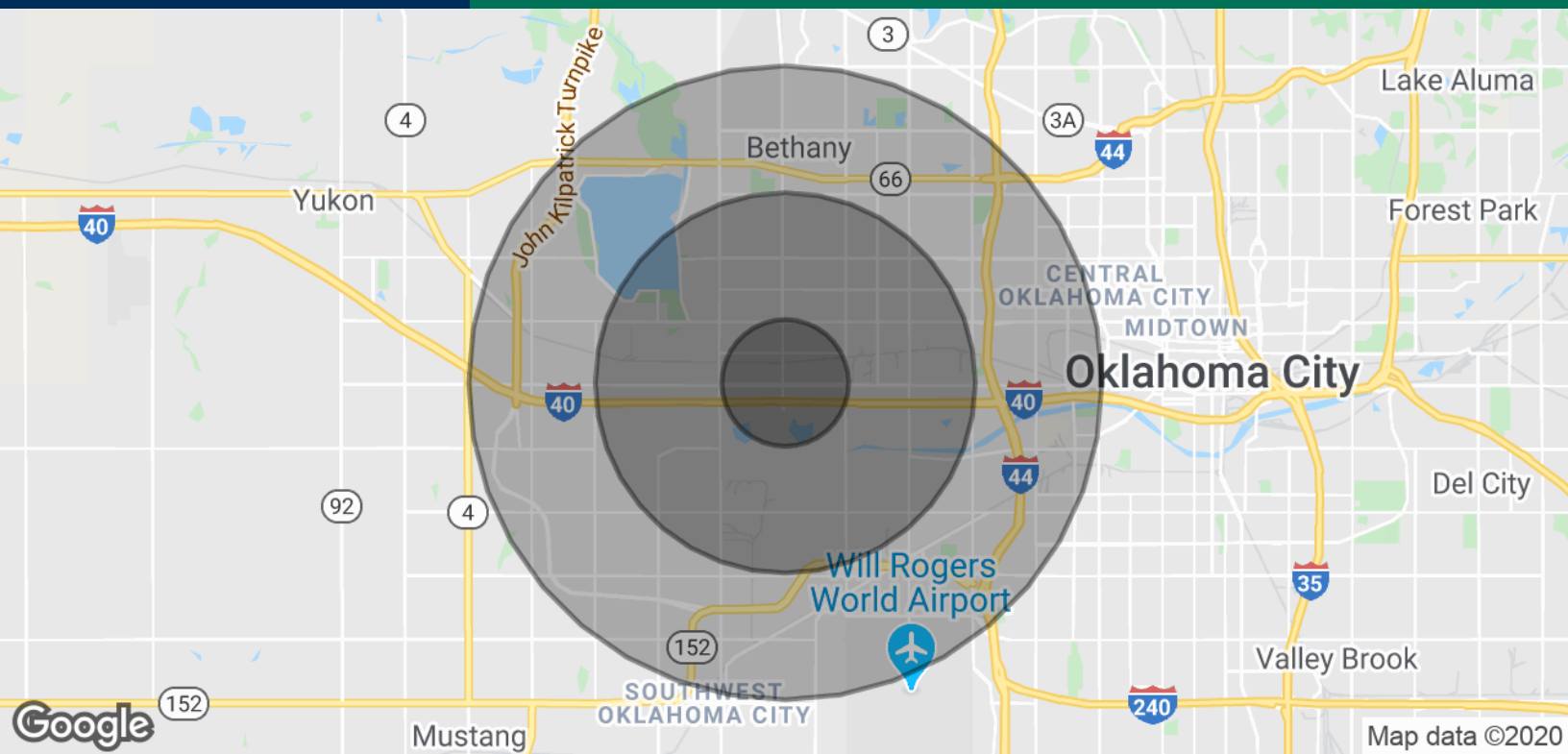


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The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,459	46,079	128,117
Average age	29.9	34.3	34.5
Average age (Male)	30.5	33.9	34.5
Average age (Female)	31.0	35.6	35.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,290	17,714	49,907
# of persons per HH	2.7	2.6	2.6
Average HH income	\$48,361	\$49,331	\$51,080
Average house value	\$81,898	\$110,345	\$119,651

* Demographic data derived from 2010 US Census

TRAFFIC COUNTS

N Rockwell	North	24,308
N Rockwell	South	18,148
Reno	East West	19,918 16,287

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