

OFFERING SUMMARY

Sale Price:	\$975,000
Lot Size:	0.71 Acres (31,038 SF)
Zoning:	Commercial

PROPERTY OVERVIEW

This pad site is home to the former Sonic Drive-Thru.

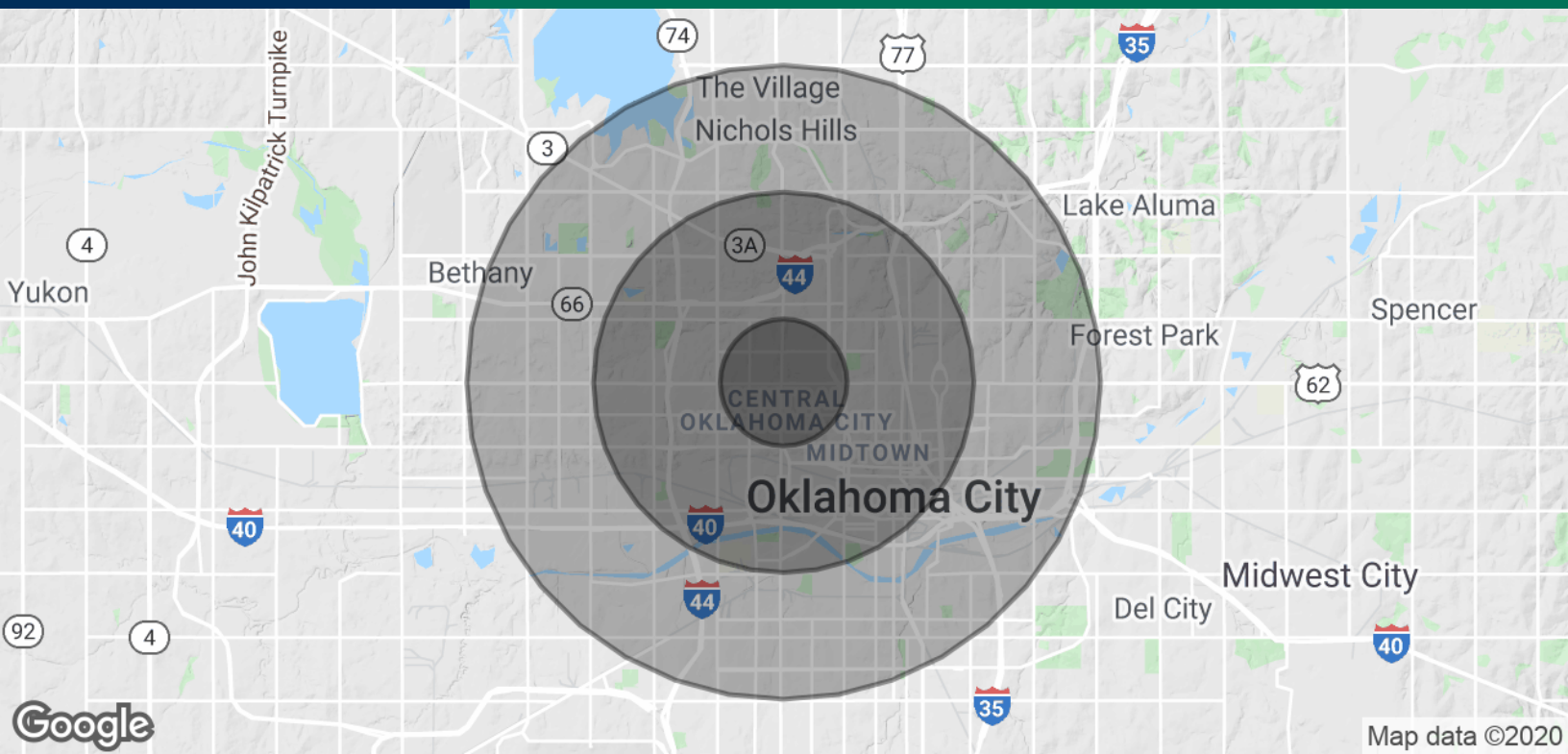
The building has been razed, prominent pylon signage remains and is ideally located on the hard corner offering excellent visibility.

This pad site sits on the hard NE corner of NW 23rd & Pennsylvania with a shadow Anchor Vasa Fitness located in the adjacent lot.

Ideally located just west of Oklahoma City University.

08102020





POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,059	92,813	226,985
Average age	32.3	34.9	34.2
Average age (Male)	32.7	34.3	33.4
Average age (Female)	31.6	35.2	35.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,876	40,074	93,446
# of persons per HH	2.5	2.3	2.4
Average HH income	\$45,249	\$51,253	\$51,701
Average house value	\$93,196	\$157,712	\$156,155

* Demographic data derived from 2010 US Census

TRAFFIC COUNTS			
NW 23rd St	east		west
N Pennsylvania Ave	north		south
			19,057 22,276
			18,073 17,444