

## VFW POST 9265

4605 S PENNSYLVANIA AVE, OKLAHOMA CITY, OK 73119



### PROPERTY DESCRIPTION

Built in 1977 and zoned PUD, it presents a versatile space for retail and street retail ventures. Situated in the thriving Oklahoma City area, this property boasts a strategic location for maximizing business potential. With its ample square footage and favorable zoning, investors have the flexibility to capitalize on the dynamic retail market in this vibrant city.

### PROPERTY HIGHLIGHTS

- Sales Price: \$675,000
- 130+ Ft of Frontage on S. Pennsylvania Ave.
- 100+ Parking Spaces
- 7600 SF MOL
- Built in 1977

### OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$675,000</b>
<b>Price/SF:</b>	\$88.82/SF
<b>Lot Size:</b>	37,688 SF
<b>Building Size:</b>	7,600 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	6,645	38,165	71,983
<b>Total Population</b>	20,168	108,416	192,933
<b>Average HH Income</b>	\$54,773	\$54,293	\$62,792

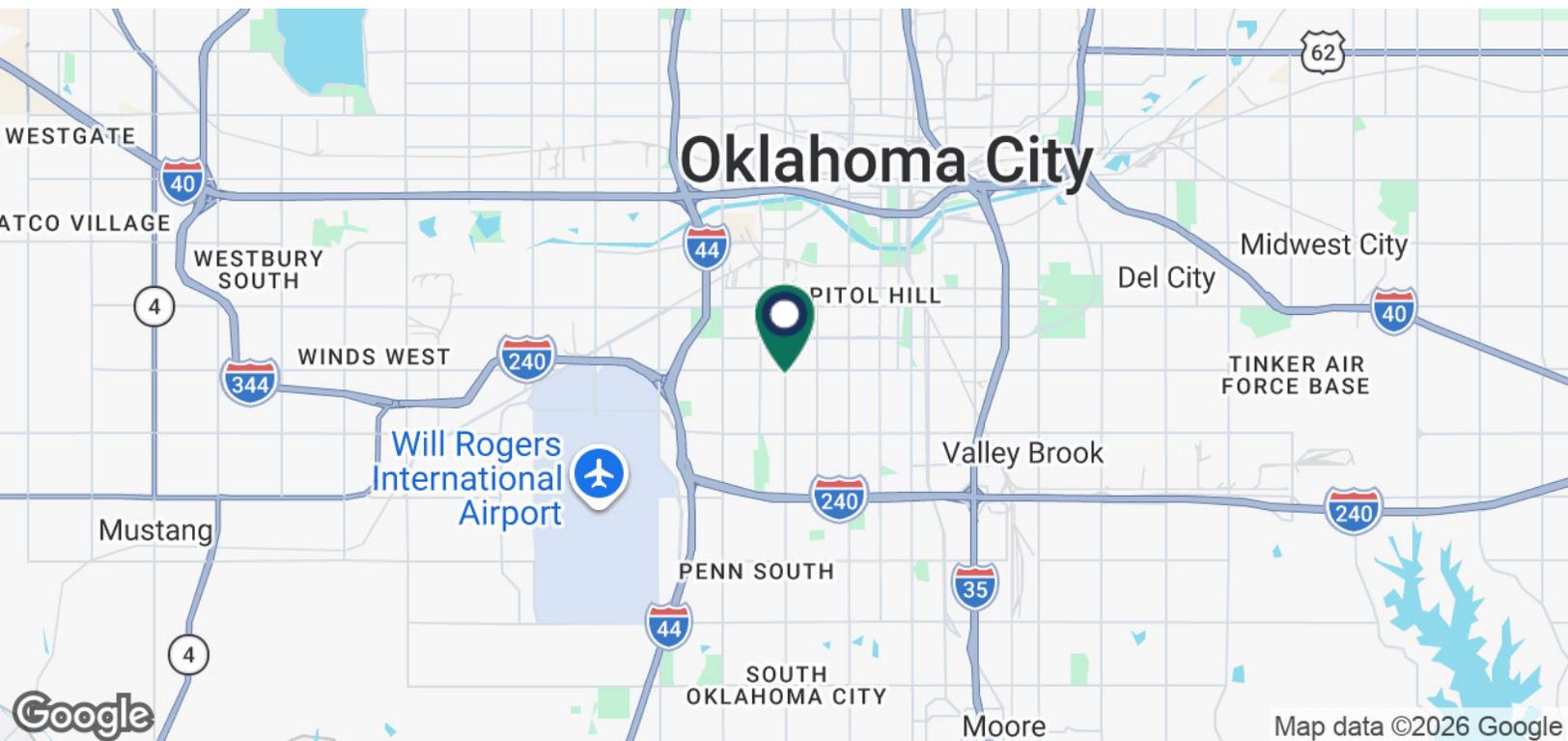
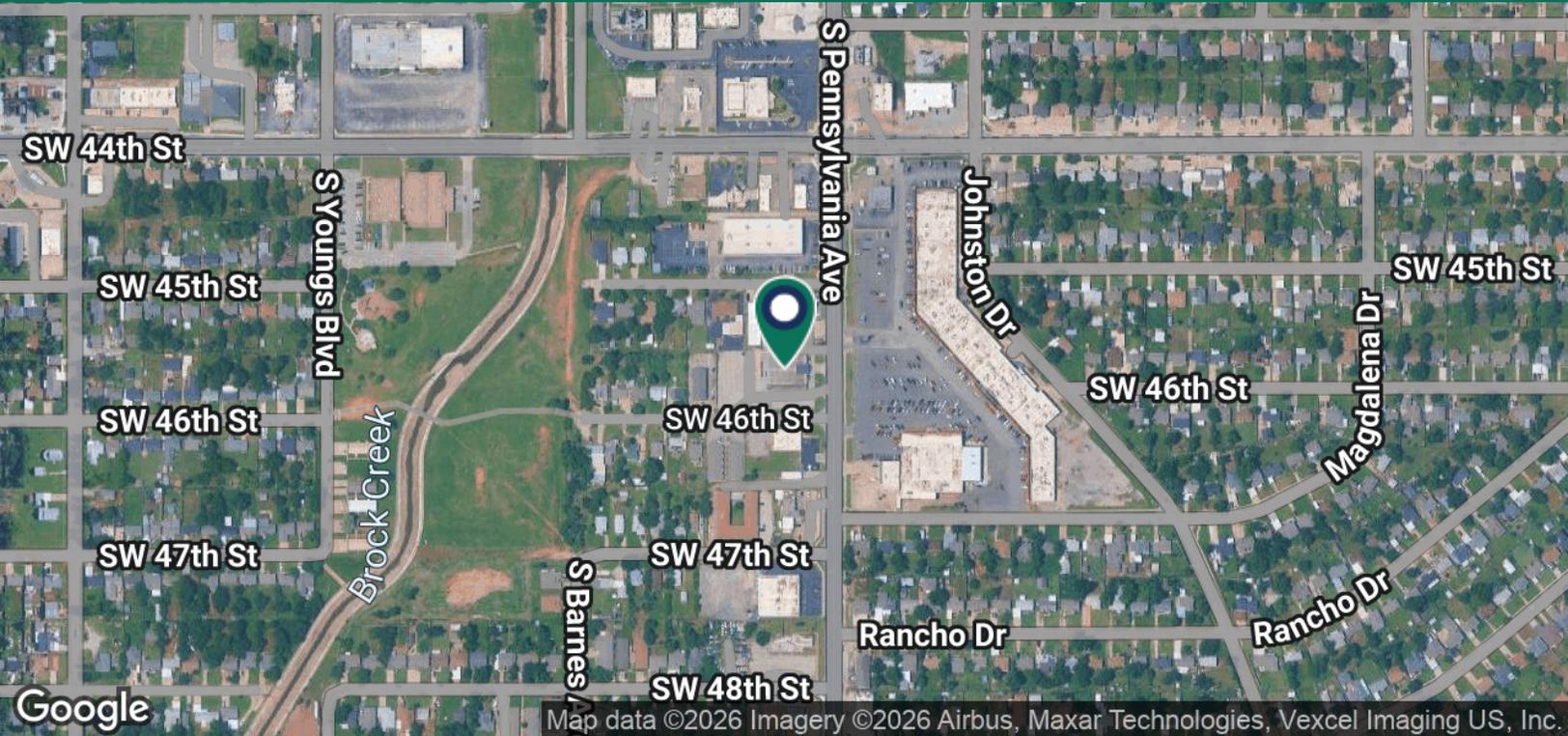
### AARON DIEHL

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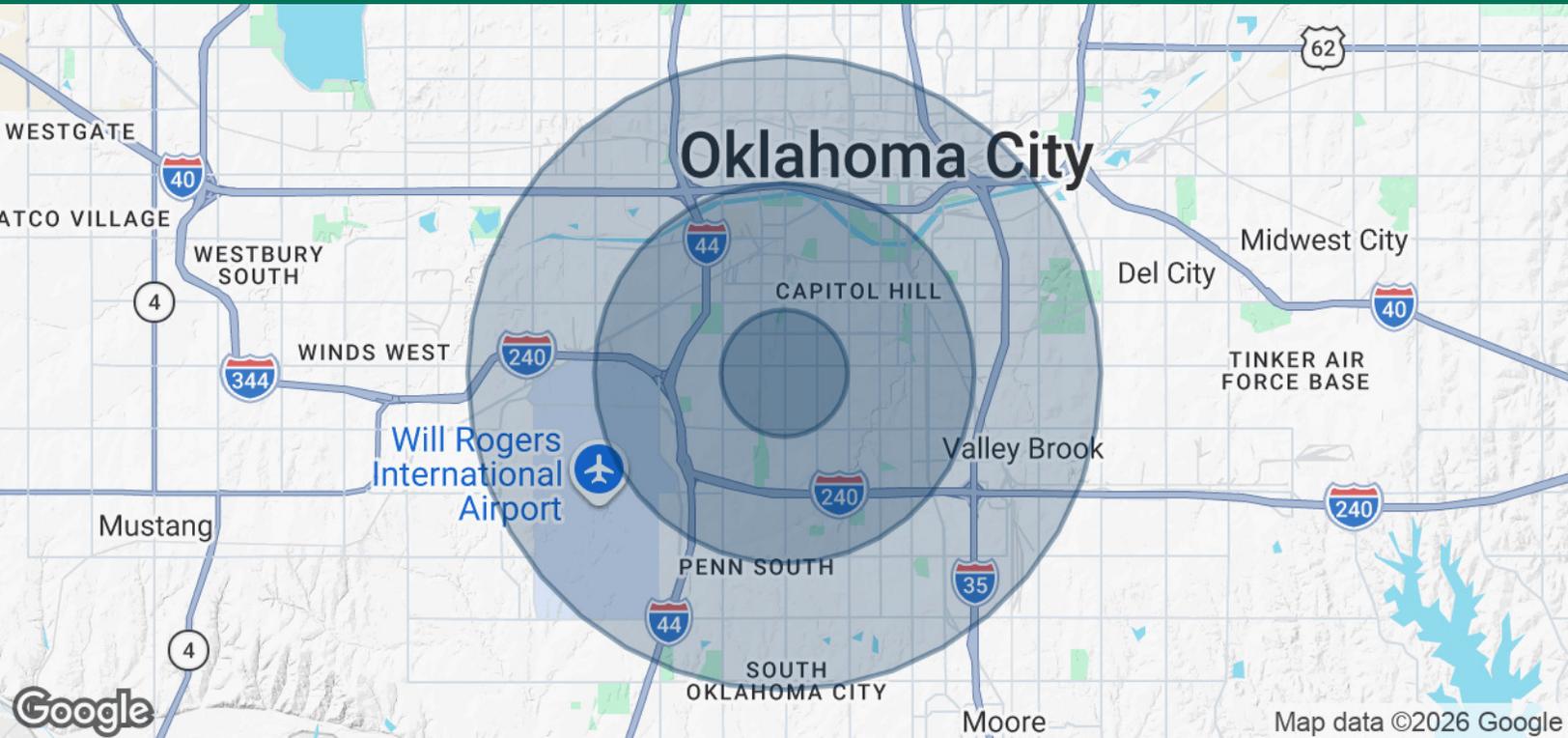
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,168	108,416	192,933
Average Age	34	35	36
Average Age (Male)	33	34	35
Average Age (Female)	35	35	37
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,645	38,165	71,983
# of Persons per HH	3	2.8	2.7
Average HH Income	\$54,773	\$54,293	\$62,792
Average House Value	\$122,097	\$132,392	\$174,040

Demographics data derived from AlphaMap

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