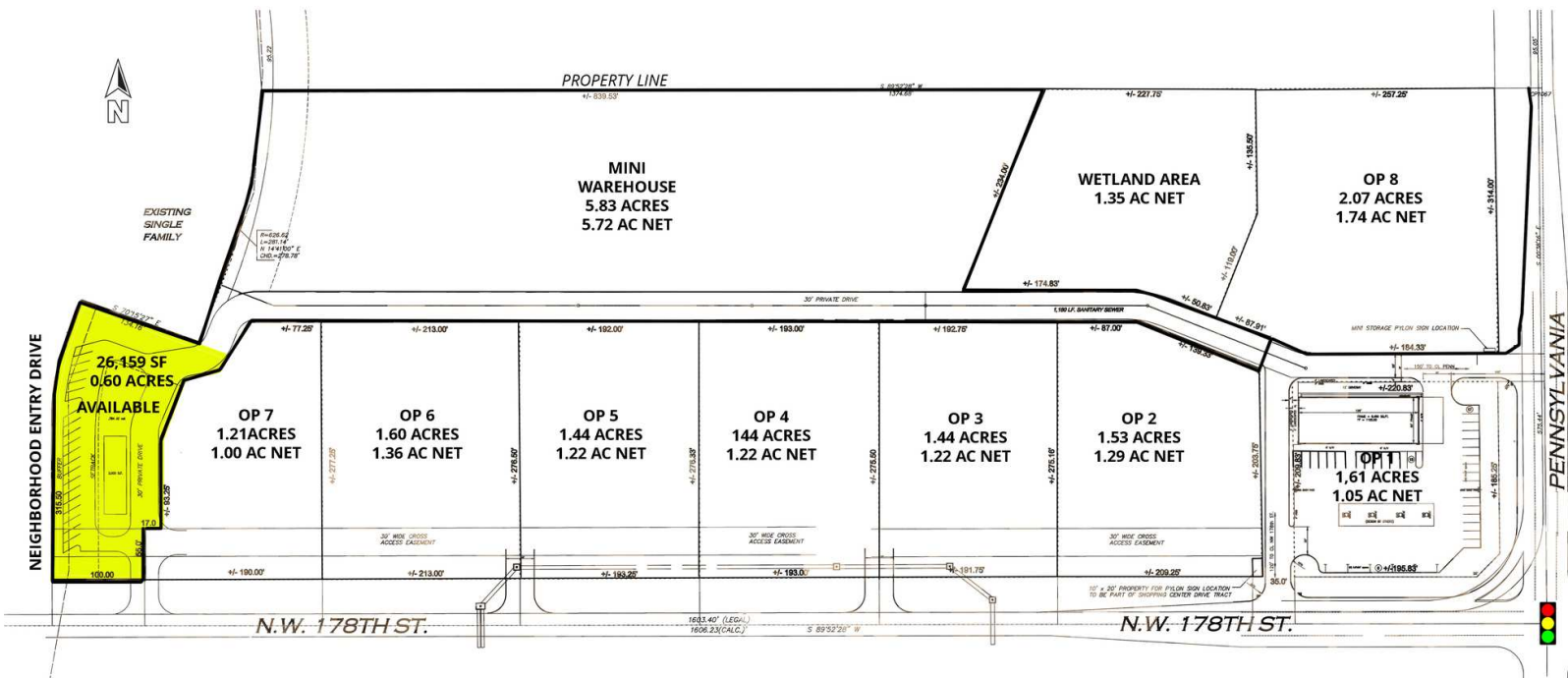


VALENCIA OUTPARCEL

NW 178TH & N PENNSYLVANIA AVE, OKLAHOMA CITY, OK 73012



PROPERTY DESCRIPTION

Prime outparcel opportunity at NW 178th and N Pennsylvania Ave in Oklahoma City, offering exceptional visibility and high traffic counts in a thriving retail corridor. Surrounded by a diverse mix of national and local retailers, this location benefits from strong consumer demand and consistent foot traffic. Positioned in a rapidly growing area, the site is ideal for QSR, retail, or service-oriented businesses looking to capitalize on the area's expanding residential and commercial development.

PROPERTY HIGHLIGHTS

- Site is graded
- Access drive is constructed and available to the parcel
- All utilities are installed

OFFERING SUMMARY

Sale Price:	\$600,000
Lot Size:	26,159 SF
SF Size:	26,159 SF

BRANDY RUNDEL

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MONICA WITTRICK

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O: 405.843.7474

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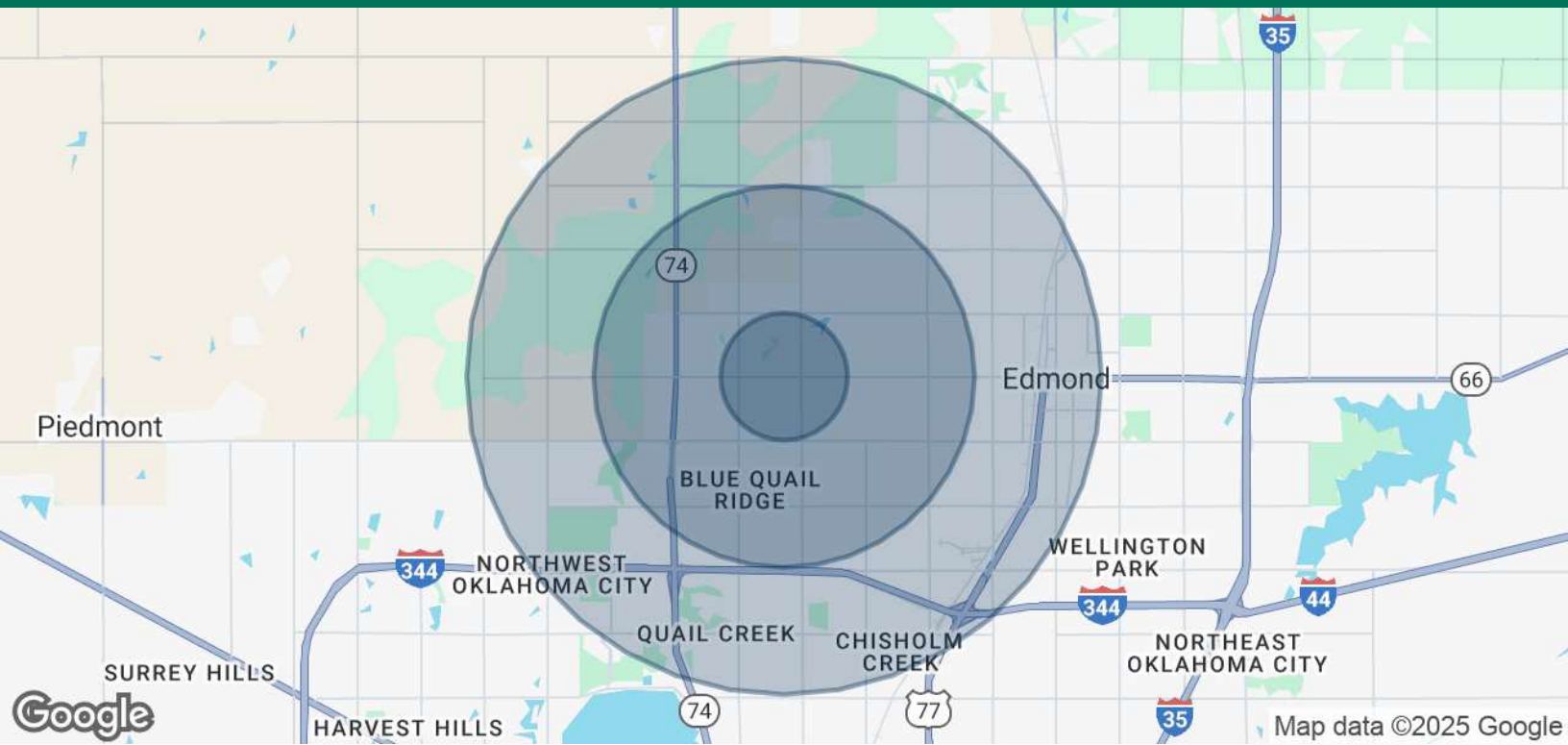
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,327	73,397	154,699
Average Age	35	37	38
Average Age (Male)	34	36	37
Average Age (Female)	36	38	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,572	27,466	61,766
# of Persons per HH	2.9	2.7	2.5
Average HH Income	\$145,094	\$134,501	\$120,954
Average House Value	\$354,325	\$355,342	\$341,223

Demographics data derived from AlphaMap

04042025

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