



1245 N.W. 4th Street

Oklahoma City, Oklahoma 73106

PROPERTY HIGHLIGHTS

- Recently Renovated-2020
- (3) Brand New Drive In Doors
- 3 Phase Power
- Restrooms
- Fenced Yard Available
- Upgraded Electrical
- Competitive Rate
- Can Be Divided



TOTAL SF	8,820 SF
TOTAL ACRES	0.32 Acres
YEAR BUILT / RENOVATED	1947/Renovated 2020
ZONED	I-2

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LOCATION HIGHLIGHTS

- Close Proximity to Downtown OKC
- 4 Minute Drive to I-40
- 7 Minute Drive to I-235 & I-44
- Located in Growing Area of West Downtown

Population	1 Mile: 12,031	3 Miles: 90,306	5 Miles: 228,902
Average Household Income	1 Mile: \$57,623	3 Miles: \$57,167	5 Miles: \$55,111
Total Households	1 Mile: 4,035	3 Miles: 35,265	5 Miles: 90,550

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