

Free Standing Retail Building  
For Sale or Lease

4,082 SF on 0.92 Acres MOL

Sales Price: \$750,000

Lease Price: \$18.50/SF NNN



## 6728 N. Olie Avenue

Oklahoma City, Oklahoma 73116

### PROPERTY HIGHLIGHTS

- Ample Parking
- Great for Bar/Restaurant
- Free Standing Building
- Vent Hood 18 ft
- Walk-in Cooler 8' x 10'
- Walk-in Freezer 8' x 10'
- Grease Trap-1,000 Gallon
- Remodeled in 2018
- Built in 2000



TOTAL SF	4,082 SF MOL
LAND IN ACRES	0.92 Acres MOL
ZONING	C-3
GENERAL USE	Retail

[www.naisullivangroup.com](http://www.naisullivangroup.com)

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

**David Hartnack**  
**Sam Swanson**  
**Nathan Wilson**

David's Cell: 1 405 761 8955  
Sam's Cell: 1 405 208 2046  
Nathan's Cell: 1 405 760 5327  
davidh@naisullivangroup.com  
sam@naisullivangroup.com  
nathan@naisullivangroup.com

4045 N.W. 64th Street, Suite 340  
Oklahoma City, Oklahoma 73116  
Office: 1 405 840 0600



6728 N. Olie Avenue  
Oklahoma City, OK 73116



## LOCATION HIGHLIGHTS

- Close Proximity to Broadway Extension & I-44
- Average Household Income Within 1 Mile Radius Exceeds \$100,000
- North of Chesapeake Campus

## DEMOGRAPHICS

Population		
1 Mile: 3,812	3 Mile: 43,844	5 Mile: 105,335
Average Household Income		
1 Mile: \$58,727	3 Mile: \$54,420	5 Mile: \$53,785
Total Households		
1 Mile: 1,601	3 Mile: 17,644	5 Mile: 42,230



David Hartnack  
Sam Swanson  
Nathan Wilson

David's Cell: 1 405 761 8955  
Sam's Cell: 1 405 208 2046  
Nathan's Cell: 1 405 760 5327  
davidh@naisullivangroup.com  
sam@naisullivangroup.com  
nathan@naisullivangroup.com

[www.naisullivangroup.com](http://www.naisullivangroup.com)

4045 N.W. 64th Street, Suite 340  
Oklahoma City, Oklahoma 73116  
Office: 1 405 840 0600  
Fax: 1 405 840 0610

**NA**Sullivan Group