

High Visibility Corner Location
Retail Building
For Sale or Lease

2,560 SF on 0.38 Acres

Sales Price: \$650,000

MOTIVATED SELLER

Lease Price: \$3,700/Month
 Modified Gross

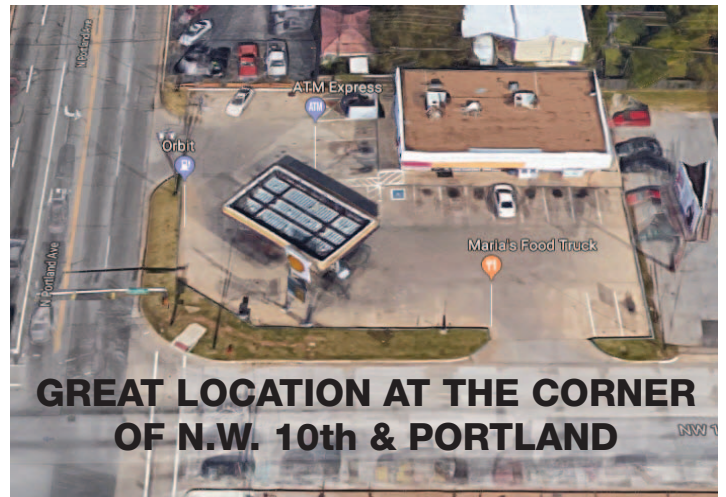


3637 N.W. 10th Street

Oklahoma City, Oklahoma 73107

PROPERTY HIGHLIGHTS

- On Hard N.E. Corner of N.W. 10th Street & Portland
- Contiguous Land Available
- Frontage on N.W. 10th Street & Portland Avenue
- Across from Oklahoma State University OKC
- High Traffic & Visibility Location
- Outstanding Location for Business
- Owner Assumes All Responsibility & Expense for Tank Removal



**GREAT LOCATION AT THE CORNER
 OF N.W. 10th & PORTLAND**

TOTAL BUILDING SF **2,560 SF**

LAND SF **16,533 SF**

ZONING **C-4**

YEAR BUILT **1985**

www.naisullivangroup.com

Rick Spelman

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LOCATION HIGHLIGHTS

- Oklahoma State Fair Grounds Close By
- Located Just Off I-44 & I-40
- Easy Off/On Ramp Accessibility
- **New OnCue Across the Street**

DEMOGRAPHICS

Population

1 Mile: 10,136	3 Mile: 90,663	5 Mile: 233,514
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Average Household Income

1 Mile: \$35,608	3 Mile: \$36,522	5 Mile: \$37,998
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Total Households

1 Mile: 4,091	3 Mile: 36,053	5 Mile: 93,974
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