

Retail Building
For Sale or Lease

1,538 SF & 0.60 Acres

Sales Price: \$399,000

Lease Price:
\$2,200/Month NNN
(\$17.17/SF)



4435 N.W. 63rd Street

Oklahoma City, Oklahoma 73116

PROPERTY HIGHLIGHTS

- Excellent Location for Automotive Shop
- (2) 10' Overhead Doors
- 20 Parking Spaces
- Office/Retail Space
- Located at High Traffic Intersection
- DO NOT DISTURB TENANT



TOTAL SF	1,538 SF MOL
ZONING	C-3
LAND IN ACRES	0.60 MOL
GENERAL USE	Retail

www.naisullivangroup.com

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Office: 1 405 840 0600

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Oklahoma City, OK 73116



DEMOGRAPHICS

Population

1 Mile:	3 Mile:	5 Mile:
10,972	80,384	244,286

Average Household Income

1 Mile:	3 Mile:	5 Mile:
\$53,148	\$48,826	\$50,566

Total Households

1 Mile:	3 Mile:	5 Mile:
4,996	35,208	105,045

LOCATION HIGHLIGHTS

- Nearby Retailers: Braums, Sonic, Subway, Valero, Buffalo Wild Wings, Outback Steakhouse & Academy
- 0.3 Miles from N.W. Expressway
- 15 Minutes from Downtown OKC
- 7 Minutes from Penn Square Mall



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