

Investment Opportunity
Retail Building For Sale

18,000 SF on 1.45 Acres

Sales Price: \$1,200,000

8% Cap Rate



4545 N.W. 16th Street

Oklahoma City, Oklahoma 73127

PROPERTY HIGHLIGHTS

- Great Investment Opportunity
- Currently Occupied
- Single Tenant-5 Year Lease Back NNN
- Freestanding Building
- 80+ Parking Spaces
- 10' Clear Ceiling Height
- 3 Phase Power

LOCATION HIGHLIGHTS

- 166' of Frontage on N.W. 16th Street
- Minutes from I-40, I-35 & Broadway Extension (I-235)
- Near Meridian Corridor
- Close to Numerous Restaurants & Retail



TOTAL SF	18,000 SF
ZONING	SPUD
LAND IN ACRES	1.45 ACRES
TAXES	\$8,869.14
BUILT	1996

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DEMOGRAPHICS

Population		
1 Mile: 17,266	3 Mile: 88,342	5 Mile: 207,787
Average Household Income		
1 Mile: \$34,416	3 Mile: \$40,138	5 Mile: \$42,799
Total Households		
1 Mile: 6,760	3 Mile: 36,268	5 Mile: 85,271



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