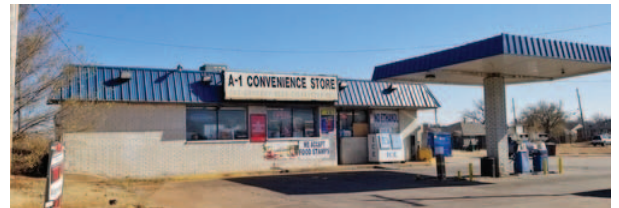


2800 N. Martin Luther King Boulevard
Oklahoma City, Oklahoma 73111



PROPERTY HIGHLIGHTS

- Tenant Operating Business with Purchase of Building
- New pumps before closing if desired by Buyer
- All Equipment, Coolers & Products can stay (conditions apply)



CAP RATE	7%
LEASE TERM	3-30-2022
TAXES	\$3,070.93
TOTAL SF	1,709 SF MOL
LAND IN ACRES	0.431 ACRES MOL
ZONING	C-3
BUILT	1957

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DEMOGRAPHICS

Population

1 Mile: 7,661	3 Mile: 40,578	5 Mile: 136,401
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Average Household Income

1 Mile: \$20,998	3 Mile: \$34,341	5 Mile: \$39,774
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Total Households

1 Mile: 3,249	3 Mile: 18,946	5 Mile: 57,172
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TRAFFIC COUNT: 10,299 MOL CARS PER DAY

LOCATION HIGHLIGHTS

- Dimensions: 134' x 140'
- Easy Access to Highways I-35 & I-235
- Over 100' of Frontage on Martin Luther King Boulevard
- The Service area is residential homes, Department of Dorrections, multiple schools
- Less than 5 Miles from the Adventure District, Bricktown & All Downtown Areas



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