



700 E Broadway St, Lexington

PROPERTY DESCRIPTION

This 2,726 SF commercial building sits on a 2.19-acre site with an existing drive-thru and ample excess land for future expansion or redevelopment. The property features an open retail layout with office, storage, kitchenette, and paved parking, making it well suited for retail, restaurant, medical, or service-oriented users.

LOCATION DESCRIPTION

Located on E. Broadway (State Highway 39) in Lexington, OK, this corner property offers excellent visibility, strong frontage, and convenient access to I-35. Positioned along the city's primary commercial corridor, the site is ideal for a variety of retail, restaurant, and service uses.

PROPERTY OVERVIEW

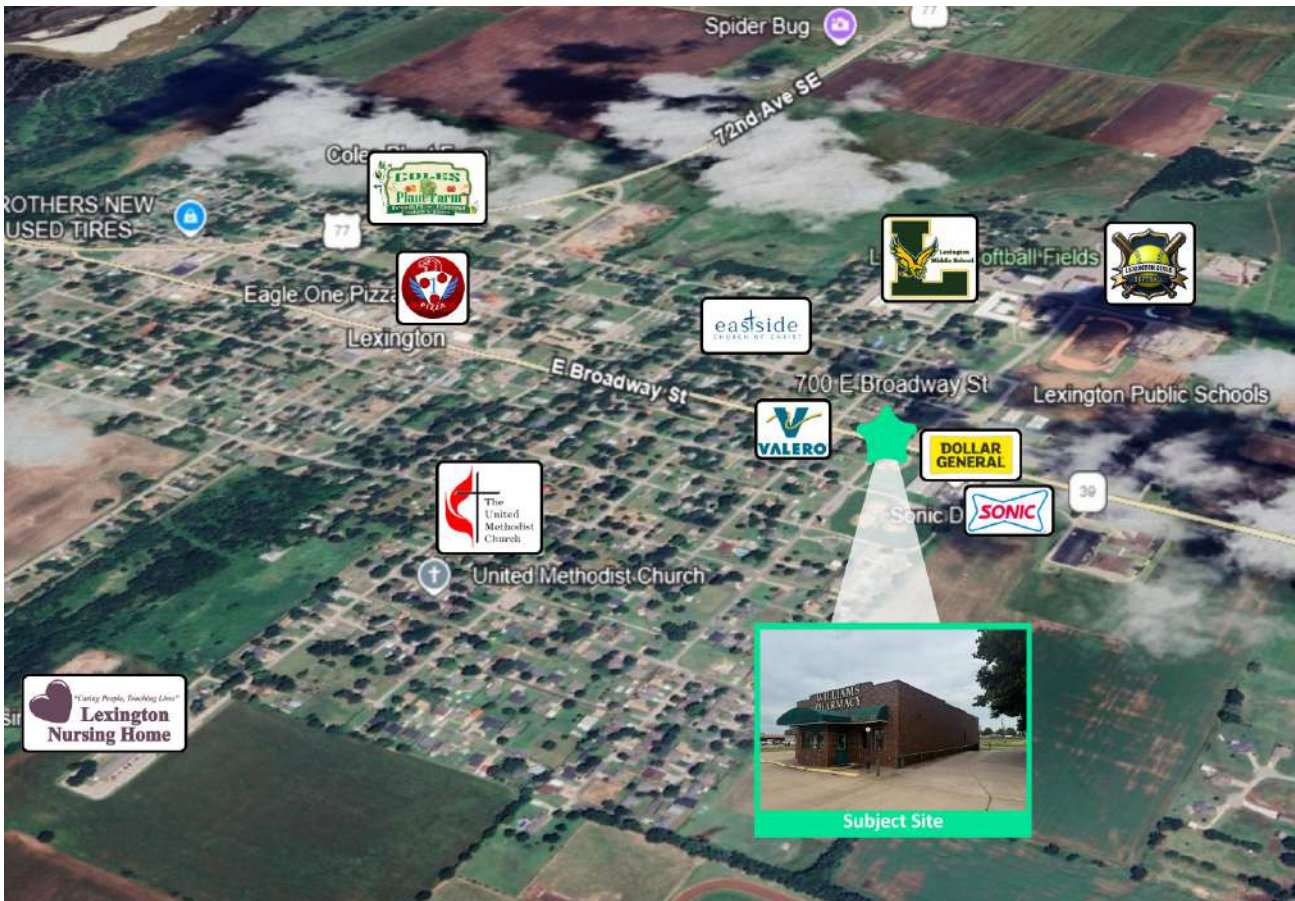
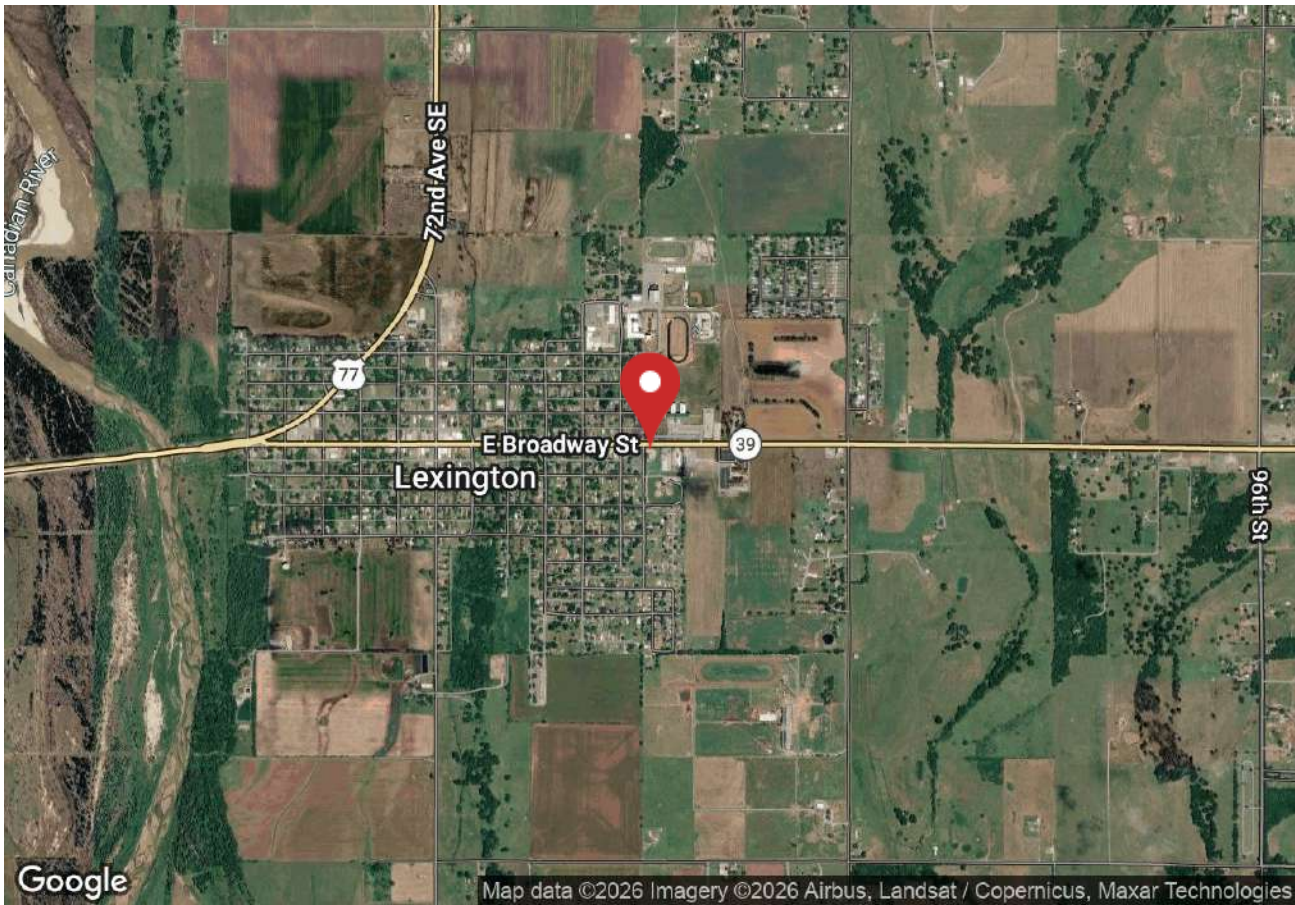
- 2,726 SF commercial building with existing drive-thru
- Large 2.19-acre site with excess land for expansion
- Prime corner location on State Highway 39 (E Broadway)
- Open retail floor plan with office, storage, kitchenette, and ample parking

OFFERING SUMMARY

Sale Price:	\$495,000
Lot Size:	2.19 Acres
Building Size:	2,726 SF
Zoning:	Commercial

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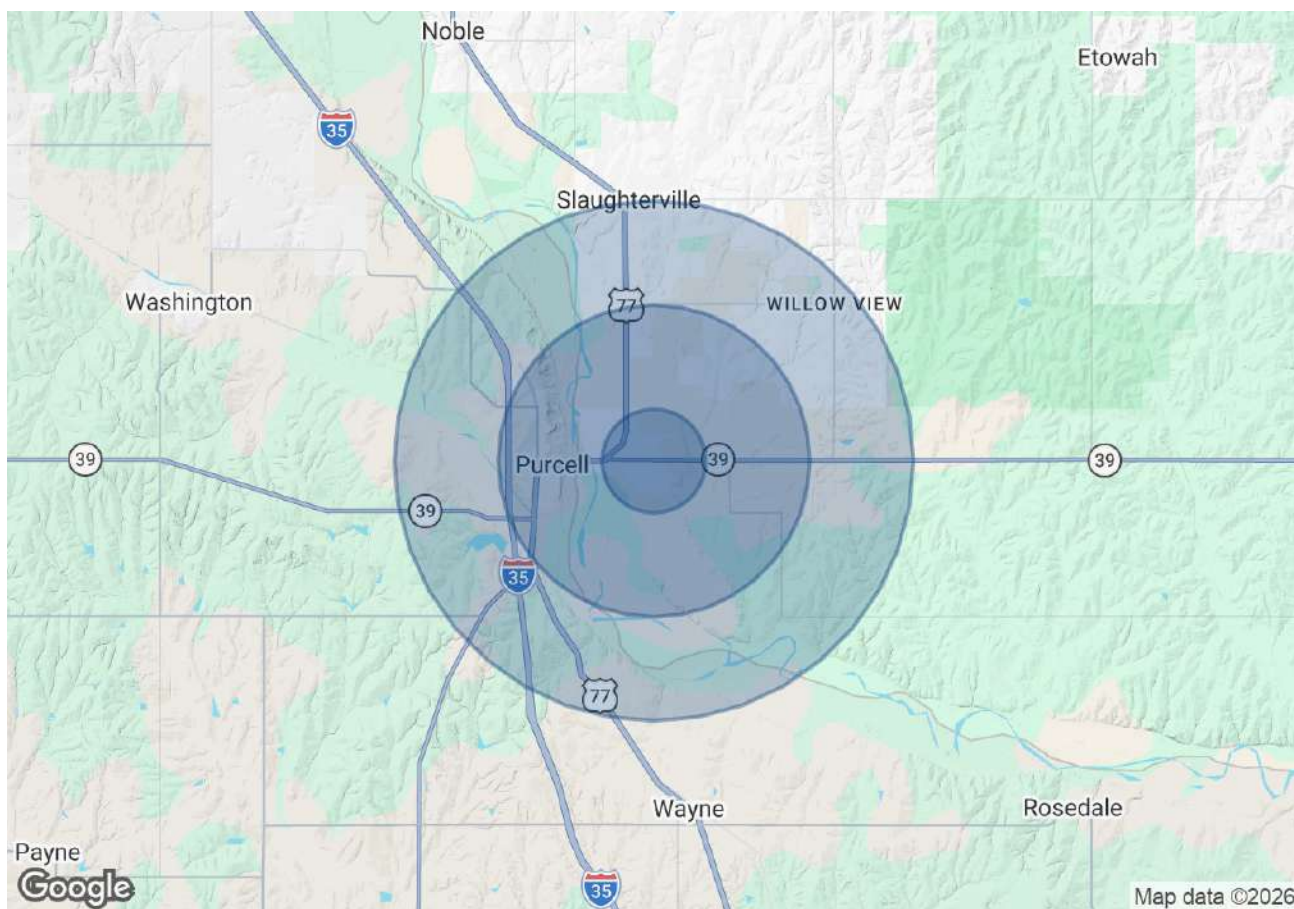
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,594	6,205	10,677
Average Age	40.9	37.0	38.3
Average Age (Male)	45.9	35.9	37.7
Average Age (Female)	37.7	35.2	36.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	677	2,245	3,796
# of Persons per HH	2.4	2.8	2.8
Average HH Income	\$55,375	\$69,552	\$76,116
Average House Value	\$80,823	\$148,162	\$175,306

2023 American Community Survey (ACS)