

601-603 N.W. 23RD STREET
OKLAHOMA CITY, OK 73013



100% Occupied Retail Strip For Sale

14,000 SF on 0.25 Acres MOL

Sales Price: \$3,750,000 (\$264.77/SF)

Cap Rate: 7.61%

OFFERING MEMORANDUM AVAILABLE



NAIRED COMMERCIAL
REAL ESTATE
405.840.0600 | NAIRED.COM

NATHAN WILSON
405.760.5327
NATHAN@NAIRED.COM

DAVID HARTNACK
405.761.8955
DAVID@NAIRED.COM

SAM SWANSON
405.208.2046
SAM@NAIRED.COM



PROPERTY OVERVIEW

TOTAL SF	14,000 SF +/-
LOT SIZE	0.25 ACRES +/-
YEAR BUILT	1929
ZONING	COMMERCIAL
FRONTAGE	67' ON N.W. 23 RD STREET
PARKING	10 SPACES

- Uptown Oklahoma City Investment
- Located on 23rd Street
- 100% Occupied

DEMOGRAPHICS



POPULATION

1 MILE: 14,278
 3 MILES: 87,270
 5 MILES: 201,711



AVERAGE HOUSEHOLD INCOME

1 MILE: \$103,822
 3 MILES: \$74,701
 5 MILES: \$69,499



TOTAL HOUSEHOLDS

1 MILE: 6,838
 3 MILES: 38,159
 5 MILES: 83,047



3.2 MILES FROM I-235

UPTOWN CITIZENS AERIAL



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