

Collinsville Retail For Sale

702 West Broadway
Street, Collinsville,
OK 74021

Todd Frankenfield
Sales Associate
713.560.0556
tfrankenfield@mcgrawcp.com

Matthew Gray
Sales Associate
918.899.9197
mgray@mcgrawcp.com

MCP MCGRAW
COMMERCIAL
PROPERTIES



Property Summary

Property Description

702 W Broadway St is a 10,000 SF former day care building on a two-parcel, 0.4456-acre (19,411 SF) assemblage in downtown Collinsville, built in 2009 and expanded in 2017, zoned CBD. The Kids Academy day care that formerly operated here has closed, and the property is offered vacant — ready for a new child-care operator or general retail/office owner-user.

Property Highlights

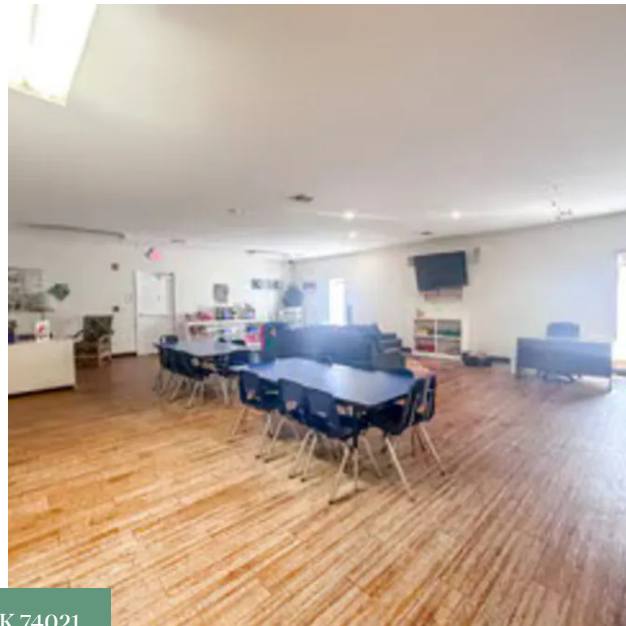
- Purpose-Built Day Care Infrastructure — commercial kitchen, restrooms, and a fenced play-yard-ready lot reduce buildout cost and time for a new child-care operator.
- Immediately Available — vacant and ready for a new owner-user, with no lease or business sale to unwind.
- Flexible CBD Zoning — Collinsville's Central Business District zoning widens the pool of qualifying child-care, retail, and office uses.
- Downtown Collinsville Location — steps from the Main St historic business district, near City Hall, the Museum of Collinsville History, and American Bank of Oklahoma.



Offering Summary

Sale Price:	\$850,000
Building Size:	10,000 SF
Two Parcels:	02800 — 14,000 SF (0.3214 AC) APN ...02810 — APN 5,411 SF (0.1242 AC)
Total Land:	0.4456 AC (19,411 SF)
Year Built / Zoning:	2009/2017 — CBD

Additional Photos



Location Map

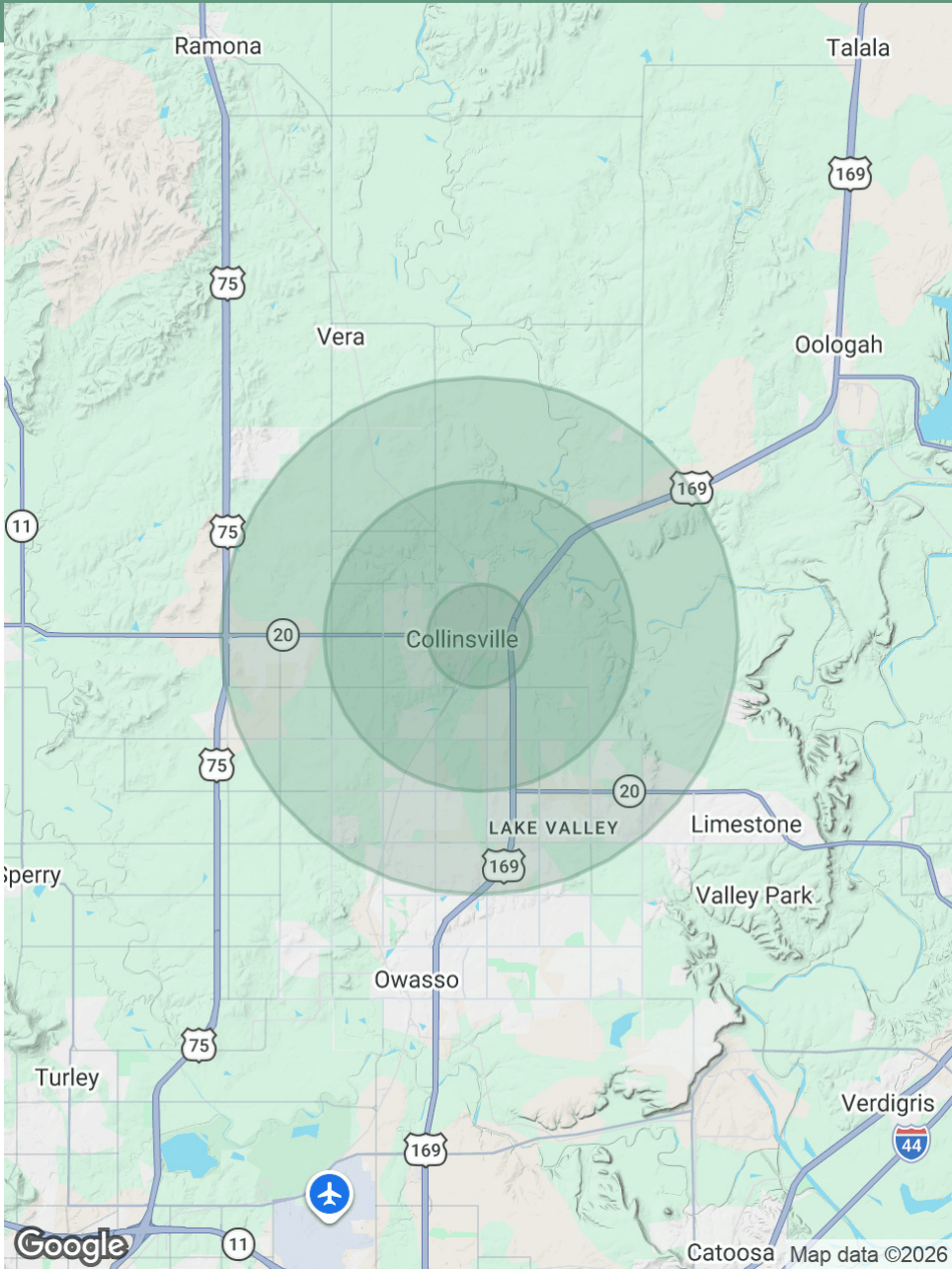


Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	2,182	14,592	35,338
Average Age	37.5	36.6	37.3
Average Age (Male)	37.1	35.8	36.1
Average Age (Female)	37.2	37.2	38.2

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	844	5,157	12,733
# of Persons per HH	2.6	2.8	2.8
Average HH Income	\$83,360	\$100,225	\$106,586
Average House Value	\$173,811	\$219,655	\$240,139

2023 American Community Survey (ACS)



Contact

Todd Frankenfield

Sales Associate

713.560.0556

tfrankenfield@mcgrawcp.com

Matthew Gray

Sales Associate

918.899.9197

mgray@mcgrawcp.com



MCP - McGraw Commercial Properties

4105 S. Rockford Ave.

Tulsa, OK 74105

mcgrawcp.com