

7101 - 7117 E RENO AVENUE

7101 -7117 EAST RENO AVENUE, MIDWEST CITY, OK 73110



OFFERING SUMMARY

Sale Price:	\$450,000
Building Sizes:	3,562 SF
Occupancy:	33%
Lot Size:	44,200 SF
Price / SF:	\$126.33
Zoning:	C-3
Market:	Midwest City
Traffic Count:	23,000

PROPERTY OVERVIEW

7101 E Reno Ave offers a rare opportunity to acquire a highly visible site with prime frontage along a major commercial thoroughfare in one of the most active corridors of the Midwest City submarket. Located just minutes from Tinker Air Force Base, a major employment hub with strong regional economic influence, the property benefits from consistent daily traffic and a reliable consumer base.

This location is ideally positioned for a QSR, coffee concept, convenience user, medical retail, or service-oriented tenant, with surrounding retail synergy driven by an established mix of national and local dining, shopping, and service businesses. The property also presents an attractive land or redevelopment play, making it equally suitable for owner-occupants, investors, or adaptive reuse strategies. Part of a growth-oriented Midwest City submarket within the OKC metro, this site offers long-term value, strong visibility, and the ability to capture both local and commuter traffic in a high-demand trade area.

PROPERTY HIGHLIGHTS

- Prime frontage along a major commercial thoroughfare
- Property has two buildings on one legal description; 7101 (suites a-d) and 7117 E Reno
- 2 MTM tenants which occupy 33% of the building space
- 7101 Building was built in 1951 with approx 2,184sf
- 7117 Building was built in 1983 with approx 1,377sf
- Strong regional draw due to proximity to Tinker AFB

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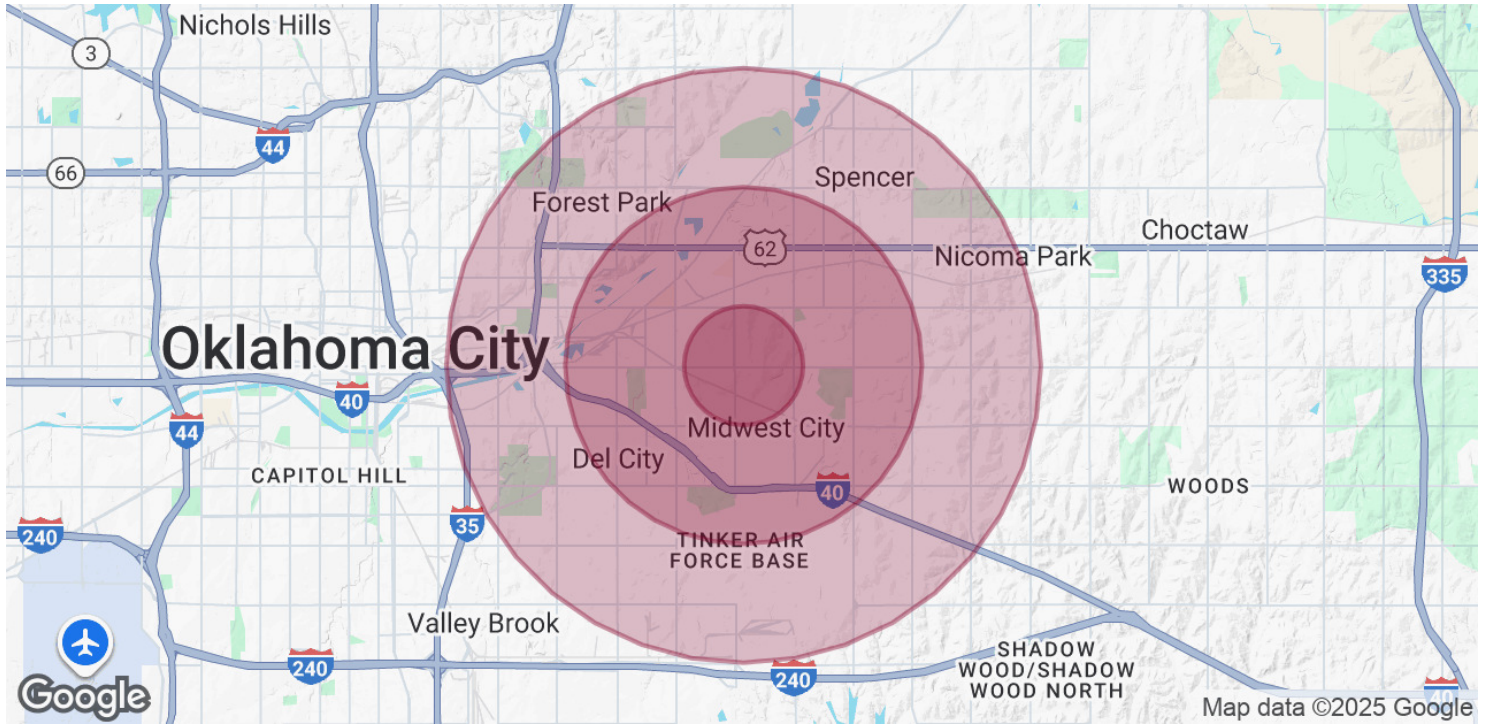
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,576	59,769	117,817
Average Age	40	39	39
Average Age (Male)	38	37	37
Average Age (Female)	41	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,810	24,998	48,062
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$67,543	\$63,843	\$66,812
Average House Value	\$158,409	\$164,983	\$178,892

Demographics data derived from AlphaMap

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