

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$499,000
Building Size:	4,700 SF
Price / SF:	\$106.17

### PROPERTY OVERVIEW

Commercial property for sale on S Pennsylvania Ave in Oklahoma City. The site includes a 4,700 sq ft service garage on a 14,000 sq ft (0.32-acre) lot. The building is one story, constructed in 1941, and was operated for decades as an auto service facility. The lot provides space for parking and vehicle staging. The property is suited for auto service, light industrial, or retail uses requiring drive-in access.

### PROPERTY HIGHLIGHTS

- 4 Grade Level Bay Doors
- Car Lifts Stay with Property
- Highly Trafficked Street
- Excellent Signage and Visibility
- Ample Parking

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TYLER HUXLEY

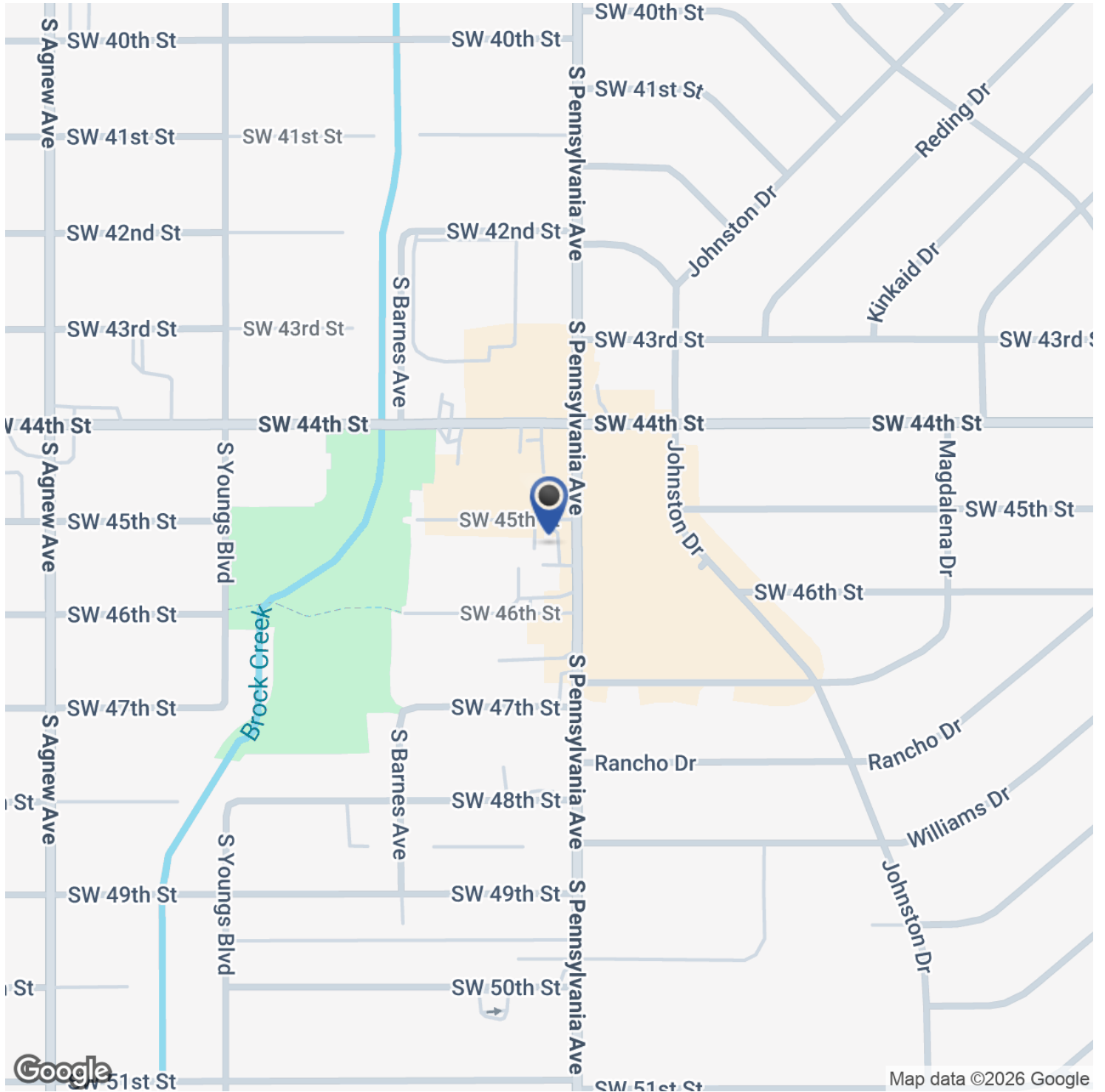
## ADDITIONAL PHOTOS



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## LOCATION MAP



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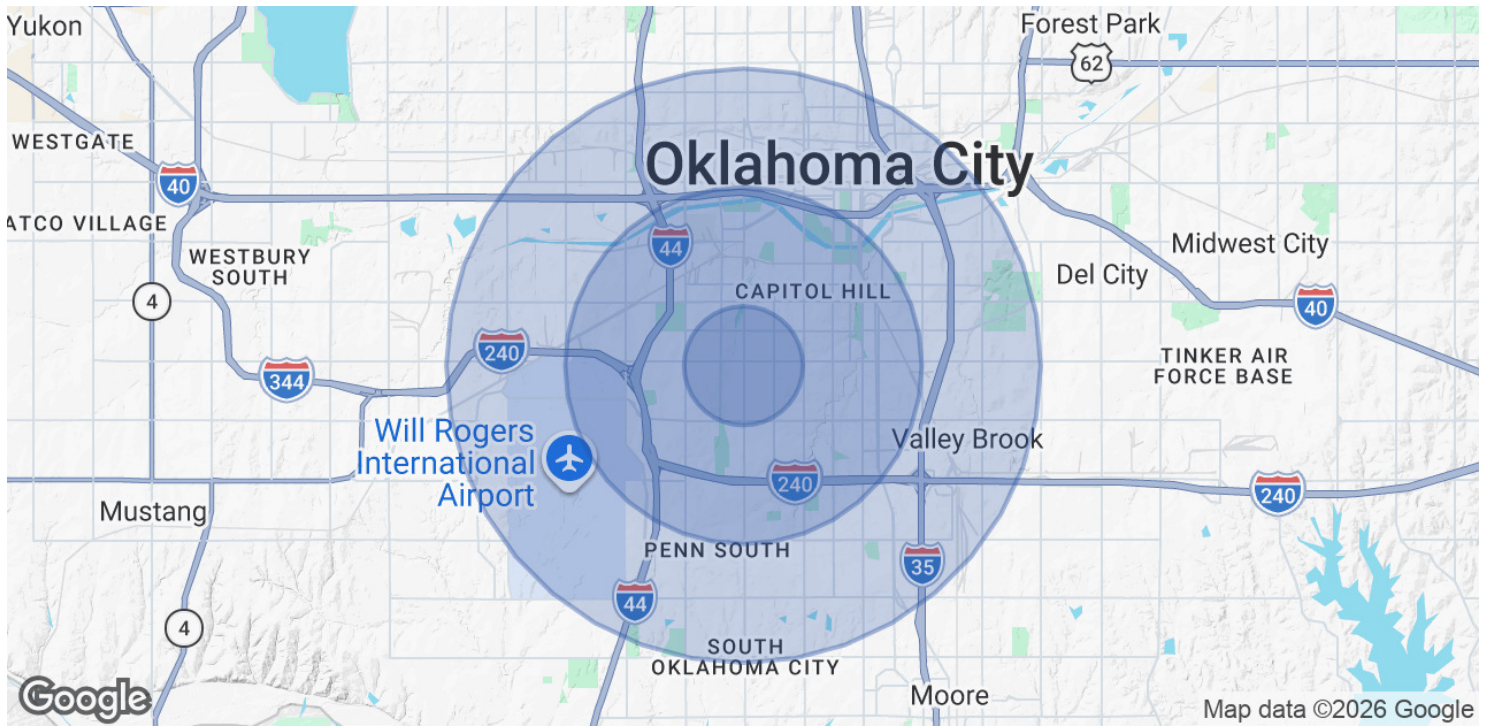
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,604	106,615	189,093
Average Age	27.3	31.1	33.3
Average Age (Male)	25.8	29.9	32.2
Average Age (Female)	29.0	32.4	34.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,757	38,546	73,313
# of Persons per HH	3.0	2.8	2.6
Average HH Income	\$53,431	\$53,189	\$67,398
Average House Value	\$78,747	\$99,330	\$152,066

2023 American Community Survey (ACS)

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