



2130 N.W. 40th Street

Oklahoma City, Oklahoma 73112

PROPERTY HIGHLIGHTS

- Retail Building with Great Visibility & Delivery Access
- Good Location for Retail/Walk-In Services
- Heavy 3 Phase Electrical
- 14' Overhead Door & 12' Overhead Door
- Climate Controlled
- Nice Reception Area & Offices
- Parking in Front, on Sides & Back
- 2/3 of an Acre of Great Space
- Storage Loft that Could Be Extra Offices
- Good Signage
- C-4 Zoning
- Great Building for Multiple Purposes



TOTAL SF	10,500 SF MOL
LAND IN ACRES	0.6749 MOL
ZONING	C-4
GENERAL USE	Retail
2014 TAXES	\$3,497

www.naisullivangroup.com

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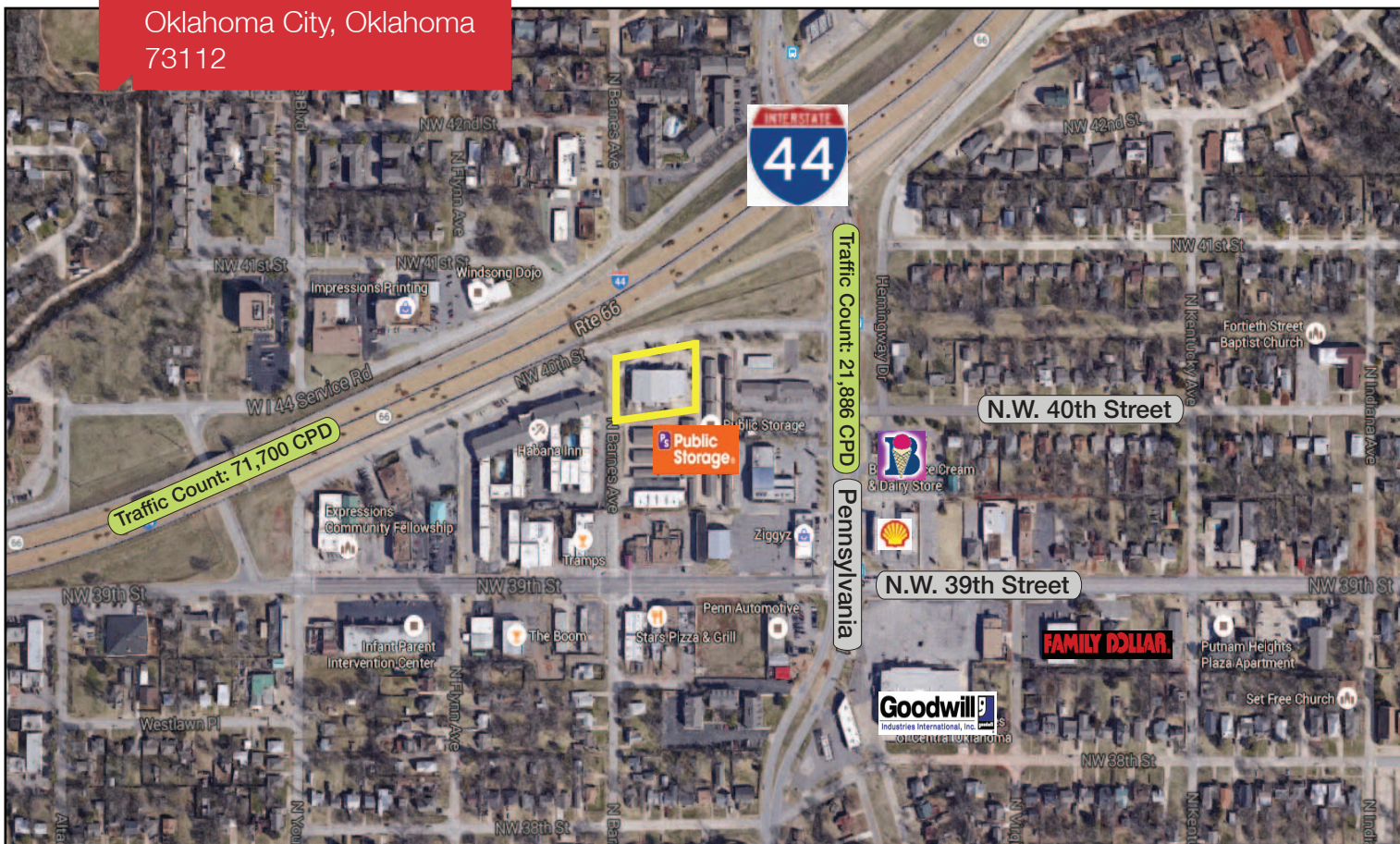
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Oklahoma City, Oklahoma 73116

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DEMOGRAPHICS

Population

1 Mile:	3 Mile:	5 Mile:
14,409	93,880	205,798

Average Household Income

1 Mile:	3 Mile:	5 Mile:
\$50,063	\$59,153	\$53,163

Total Households

1 Mile:	3 Mile:	5 Mile:
6,436	42,256	87,280

LOCATION HIGHLIGHTS

- Dimensions: 200' x 140'
- Frontage: 200' on Rt. 66/N.W. 39th/I-44
- High Traffic Area
- Established Sales & Service Area
- Good Access via Pennsylvania & N. Barnes
- Popular Entertainment Area



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