



6401 N. MacArthur Boulevard

Warr Acres, Oklahoma 73132

PROPERTY HIGHLIGHTS

- Natural Private Outparcel Site for Wal-Mart Neighborhood Market
- Across the Corner from Walgreens
- Near Major Corporate Credit Tenants
- Near Midfirst Bank
- Area Attractive for Convenience Store Operations



| | |
|---------------|----------------|
| TOTAL SF | 1,964 SF MOL |
| LAND IN ACRES | 0.52 ACRES MOL |
| ZONING | C-3 |
| GENERAL USE | Retail |
| TAXES | \$3,206.26 |

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DEMOGRAPHICS

Population

| 1 Mile: | 3 Mile: | 5 Mile: |
|---------|---------|---------|
| 14,154 | 82,154 | 222,445 |

Average Household Income

| 1 Mile: | 3 Mile: | 5 Mile: |
|----------|----------|----------|
| \$41,724 | \$45,510 | \$48,436 |

Total Households

| 1 Mile: | 3 Mile: | 5 Mile: |
|---------|---------|---------|
| 5,893 | 35,151 | 95,985 |

LOCATION HIGHLIGHTS

- Dimensions: 151' x 151'
- Frontage: 151' on MacArthur & 151' on N.W. 63rd Street
- Redeveloped Warr Acres Neighborhood Shopping Area-2013
- Near Warr Acres Library
- Near Rollingwood & Tulakes Elementary Schools
- Near Thousands of Homes & Thousands of Apartments

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