

1646 W. Main Street

Oklahoma City, Oklahoma 73106

PROPERTY HIGHLIGHTS

- Investment Property
- 7.94% Cap Rate
- 7 Year NNN Lease
- 2 Story Warehouse
- 2,100 SF Showroom
- Visible from I-40



TOTAL SF	31,725 SF MOL
LAND IN ACRES	0.42 MOL
ZONING	I-2
GENERAL USE	Industrial
TAXES	\$6,844

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Oklahoma City, OK 73106



DEMOGRAPHICS

Population

1 Mile: 5,681	3 Mile: 95,345	5 Mile: 236,015
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Average Household Income

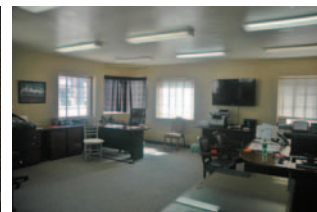
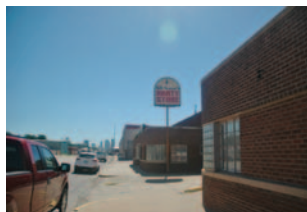
1 Mile: \$32,310	3 Mile: \$34,404	5 Mile: \$34,336
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Total Households

1 Mile: 1,776	3 Mile: 35,610	5 Mile: 92,964
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LOCATION HIGHLIGHTS

- Dimensions: 121.5' x 150'
- Frontage: 150' on W. Main Street
- CBD Location
- Future Growth Area
- I-40 Access



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