



1705 N. Portland

Oklahoma City, Oklahoma 73107

PROPERTY HIGHLIGHTS

- Great Upside Potential with New Leases
- 13.27% Cap Rate
- Frontage on Portland
- Signaled Intersection
- Remodeled 2012
- New Roof 2012
- New HVAC Units 2012
- New EFIS Façade 2012
- Partially Sprinklered
- Value Add Property



TOTAL SF	23,823 SF MOL
ZONING	C-3
TAXES	\$2,941
LAND IN ACRES	1.85 ACRES MOL
VACANT SF	10,600 SF

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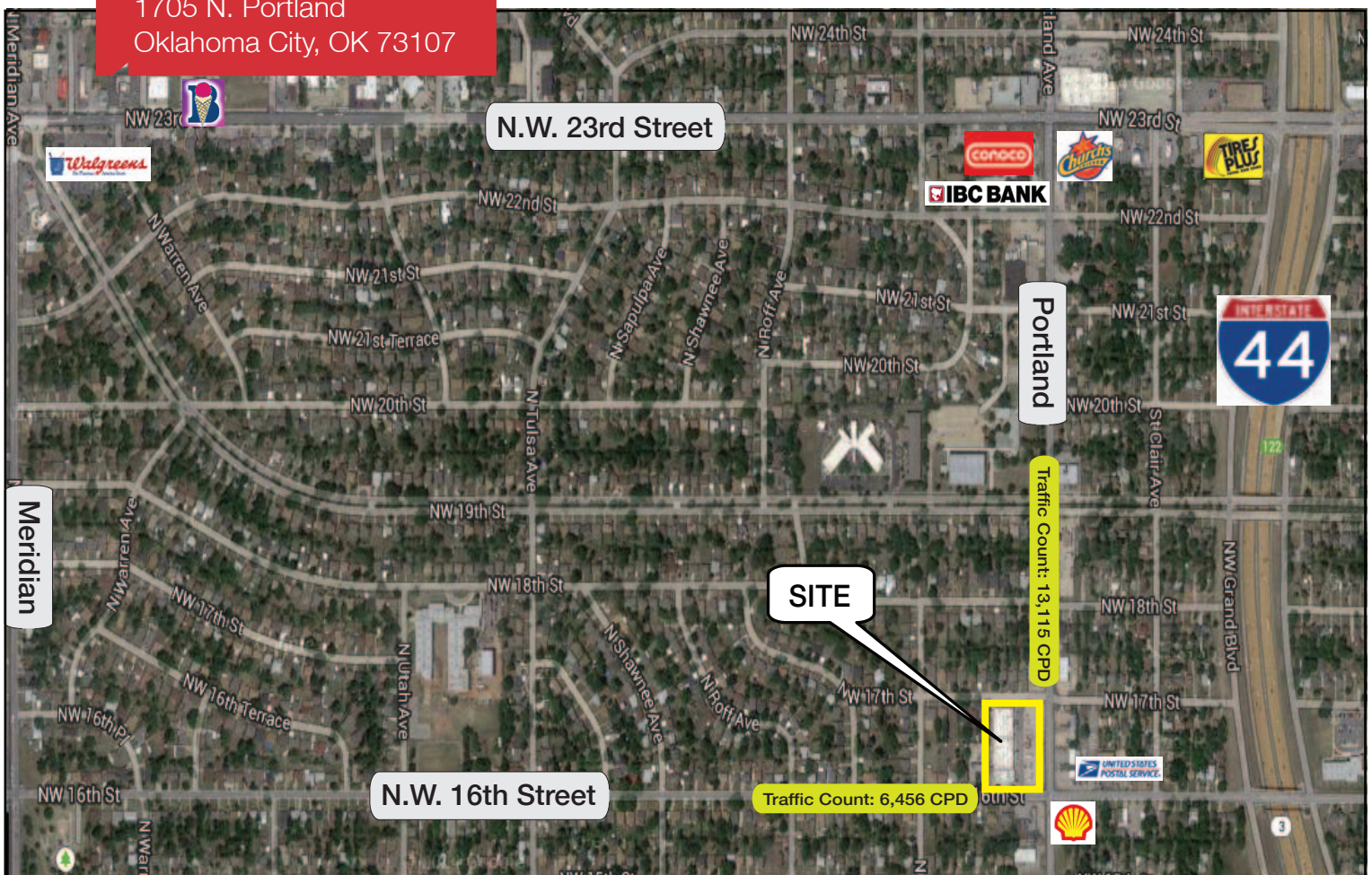
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DEMOGRAPHICS

Population

1 Mile:	3 Mile:	5 Mile:
15,606	97,470	224,327

Average Household Income

1 Mile:	3 Mile:	5 Mile:
\$36,690	\$34,813	\$36,416

Total Households

1 Mile:	3 Mile:	5 Mile:
6,350	39,943	91,104

LOCATION HIGHLIGHTS

- Dimensions: 179' x 340'
- Frontage: 340' on N. Portland
- Between N.W. 23rd and N.W. 10th
- Near I-44

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