



413-415 N.W. 23rd Street
Oklahoma City, Oklahoma 73103

PROPERTY HIGHLIGHTS

- Wide Open Space Currently Divided into 2 Spaces
- 2 Restrooms Per Side
- Rent Negotiable Per Tenants Ability to Build Out
- New Roof
- Built in 1935

SPACES AVAILABLE

- 413: 2,925 SF (25' X 117')
- 415: 2,925 SF (25' X 117')



TOTAL SF	5,850 SF MOL
LAND IN ACRES	0.1412 ACRES MOL
ZONING	Retail
TAXES	\$1,258.35

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Walker Avenue

Traffic Count: 4,303 CPD

Traffic Count: 25,375 CPD

SITE

N.W. 23rd Street

Businesses and Landmarks labeled on map:

- Cheever's
- Family Dollar
- Subway
- McDonald's
- Crab Jr.
- Byron's
- Goodholm Park
- Winans Park
- Choctaw Sewage Lagoon Wam
- OKLAHOMA US 77
- OKCUE
- 20th Street Grocery
- Target
- Taco Bell
- Walgreens
- CVS
- Walmart
- Home Depot
- Lowes
- Best Buy
- Radio Shack
- Stamps.com
- UPS
- FedEx
- Amazon
- Walmart
- Home Depot
- Lowes
- Best Buy
- Radio Shack
- Stamps.com
- UPS
- FedEx
- Amazon

Population		
1 Mile: 9,942	3 Mile: 76,6650	5 Mile: 188,481
Average Household Income		
1 Mile: \$55,422	3 Mile: \$47,038	5 Mile: \$49,461
Total Households		
1 Mile: 5,134	3 Mile: 32,622	5 Mile: 76,167

- Dimensions: 50' x 117'
- Frontage: 50' on N.W. 23rd Street
- Up & Coming Area on N.W. 23rd Street
- Adjacent to "The Rise" New Retail Area
- More Parking Coming Soon

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