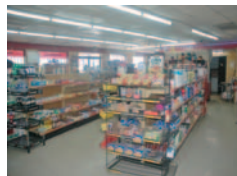




10601 N. I-35 Service Road
Oklahoma City, Oklahoma 73121

PROPERTY HIGHLIGHTS

- Large Convenience Store & Restaurant Parcel
- Incredible Visibility on I-35
- Excellent Site to Support Heavy-Duty Trucks & Diesel Fuel Sales
- Home to Steak & Catfish Barn



TOTAL SF	5,771 SF MOL
LAND IN ACRES	2.34 ACRES MOL
ZONING	C-HC
GENERAL USE	Retail
TAXES	\$7,811.98

www.naisullivangroup.com

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Fax: 1 405 840 0610

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Oklahoma City, OK 73121



DEMOGRAPHICS

Population

1 Mile:	3 Mile:	5 Mile:
499	13,291	60,925

Average Household Income

1 Mile:	3 Mile:	5 Mile:
\$98,749	\$84,233	\$55,327

Total Households

1 Mile:	3 Mile:	5 Mile:
145	4,998	23,918

LOCATION HIGHLIGHTS

- Dimensions: Irregular
- Frontage: 516.21' MOL on I-35 Service Road
- Major Access Corridor for Edmond, Guthrie, Stillwater, Oklahoma City & Tulsa
- Perfectly Positioned to the South of Frontier City Amusement Park
- Next to Dobson Home
- Near US Foods, Midwest Wrecking, American Metals Supply & Carlisle Food Service

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