

Retail Shopping Center For Sale

23,823 SF & 1.85 Acres

Sales Price: \$699,000 **PRICE REDUCED!** 



## 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

## www.naisullivangroup.com

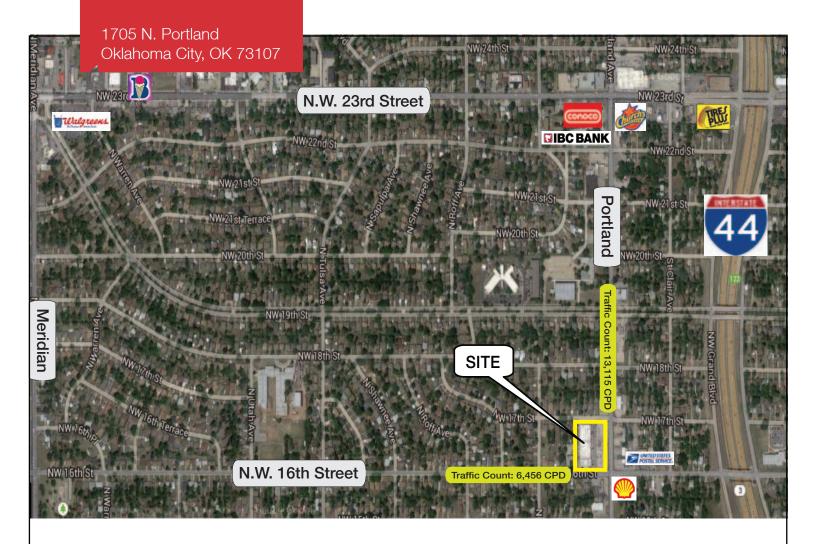
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## For more information:

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## **DEMOGRAPHICS**

Population			
<b>1 Mile:</b> 15,606	<b>3 Mile:</b> 97,470	<b>5 Mile:</b> 224,327	
Average Household Income			
<b>1 Mile:</b> \$36,690	<b>3 Mile:</b> \$34,813	<b>5 Mile:</b> \$36,416	
Total Households			
<b>1 Mile:</b> 6,350	<b>3 Mile:</b> 39,943	<b>5 Mile:</b> 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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