

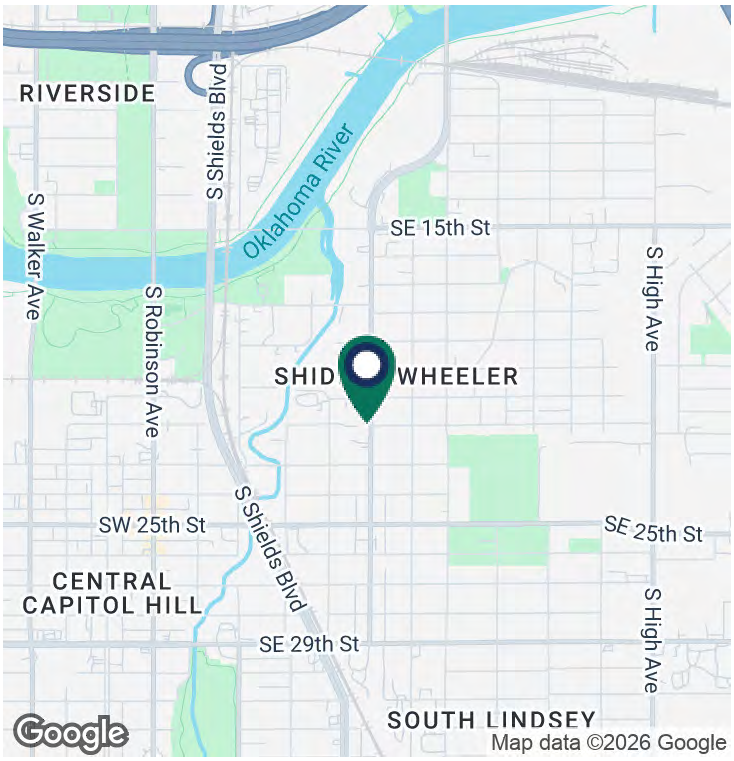
2221 S CENTRAL AVE

2221 S CENTRAL AVE | OKLAHOMA CITY, OK 73129

CREEK
PRICE EDWARDS

Property Summary





Property Description

Envision your ideal Retail/Restaurant venture in this prime property, boasting a 1,569 SF building with a single unit, exuding timeless charm from its 1946 construction. Zoned C-4, this strategically located gem offers an exceptional opportunity for Retail/Restaurant investors seeking a foothold in the thriving Oklahoma City Metro area. With ample space for creativity and customization, the property presents a canvas for innovative concepts and standout culinary experiences. Don't miss the chance to make your mark in this dynamic market with the potential to captivate patrons and drive business success.

Property Highlights

- 1,569 SF building
- Single unit
- Built in 1946
- Zoned C-4
- Strategic location in Oklahoma City Metro area

Offering Summary

Sale Price:	$189,900
Price / SF:	$121.04
Number of Units:	1
Lot Size:	6,935 SF
Building Size:	1,569 SF
Year Built / Renovated:	1946/2025
Zoning:	C-4

CHRIS CASTRO
405.317.0627
ccastro@creekpe.com

KAYDN KAHKESH
405.401.3297
kkahkesh@creekpe.com

Property Description







Property Description

Envision your ideal Retail/Restaurant venture in this prime property, boasting a 1,569 SF building with a single unit, exuding timeless charm from its 1946 construction. Zoned C-4, this strategically located gem offers an exceptional opportunity for Retail/Restaurant investors seeking a foothold in the thriving Oklahoma City Metro area. With ample space for creativity and customization, the property presents a canvas for innovative concepts and standout culinary experiences. Don't miss the chance to make your mark in this dynamic market with the potential to captivate patrons and drive business success.

Location Description

Discover the bustling heart of the Oklahoma City Metro market, where the property is surrounded by a diverse range of attractions. Nearby, you'll find the vibrant Bricktown Entertainment District, the popular OKC Outlets, and the dynamic Stockyards City Main Street. For Retail/Restaurant investors, this prime location offers access to thriving commercial centers, providing an outstanding opportunity to capitalize on the city's robust consumer market. With a compelling mix of shopping, dining, and entertainment options, the area beckons investors to become a part of Oklahoma City's dynamic retail and culinary landscape.

CHRIS CASTRO
405.317.0627
ccastro@creekpe.com

KAYDN KAHKESH
405.401.3297
kkahkesh@creekpe.com

Additional Photos









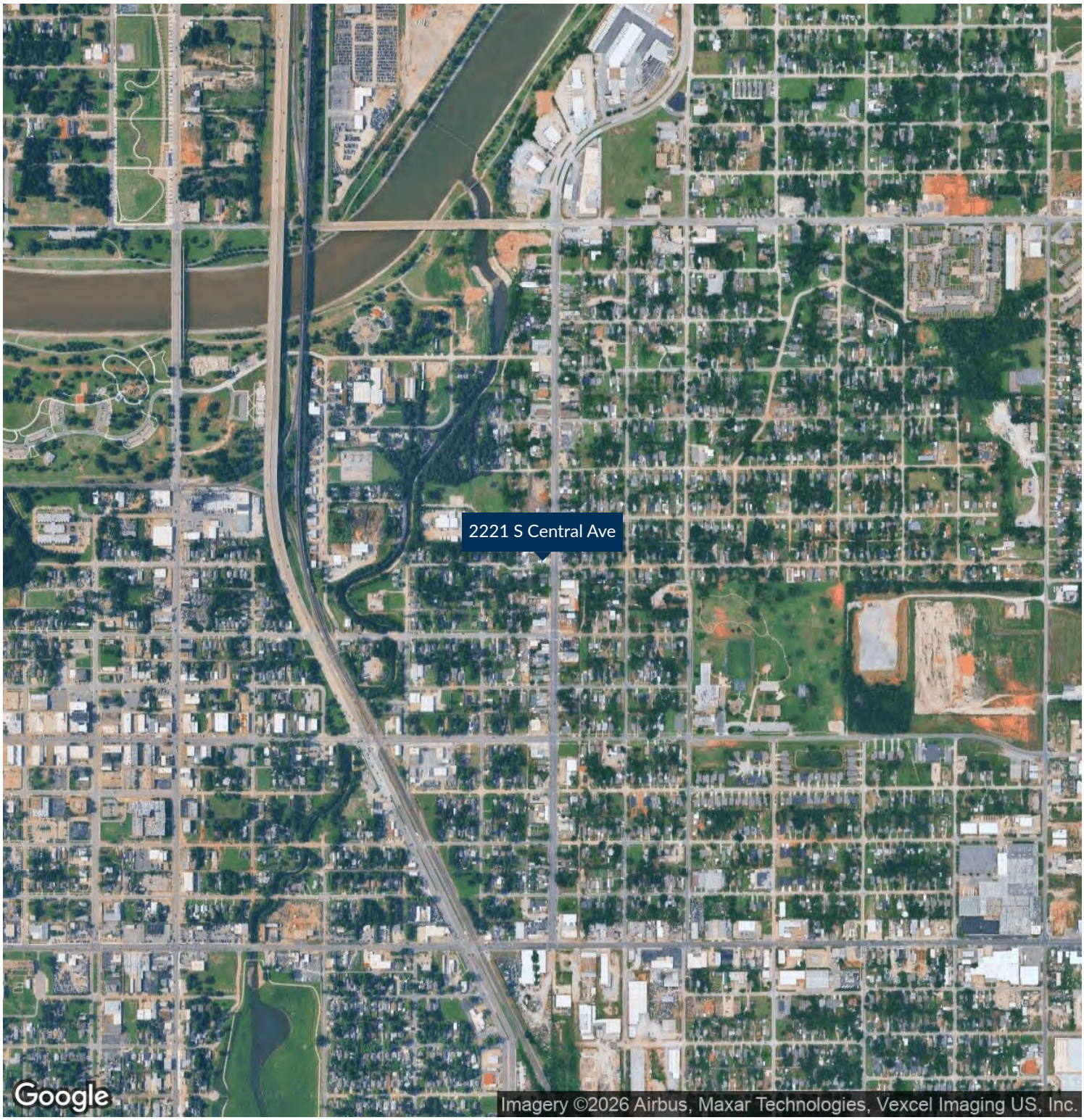




CHRIS CASTRO
405.317.0627
ccastro@creekpe.com

KAYDN KAHKESH
405.401.3297
kkahkesh@creekpe.com

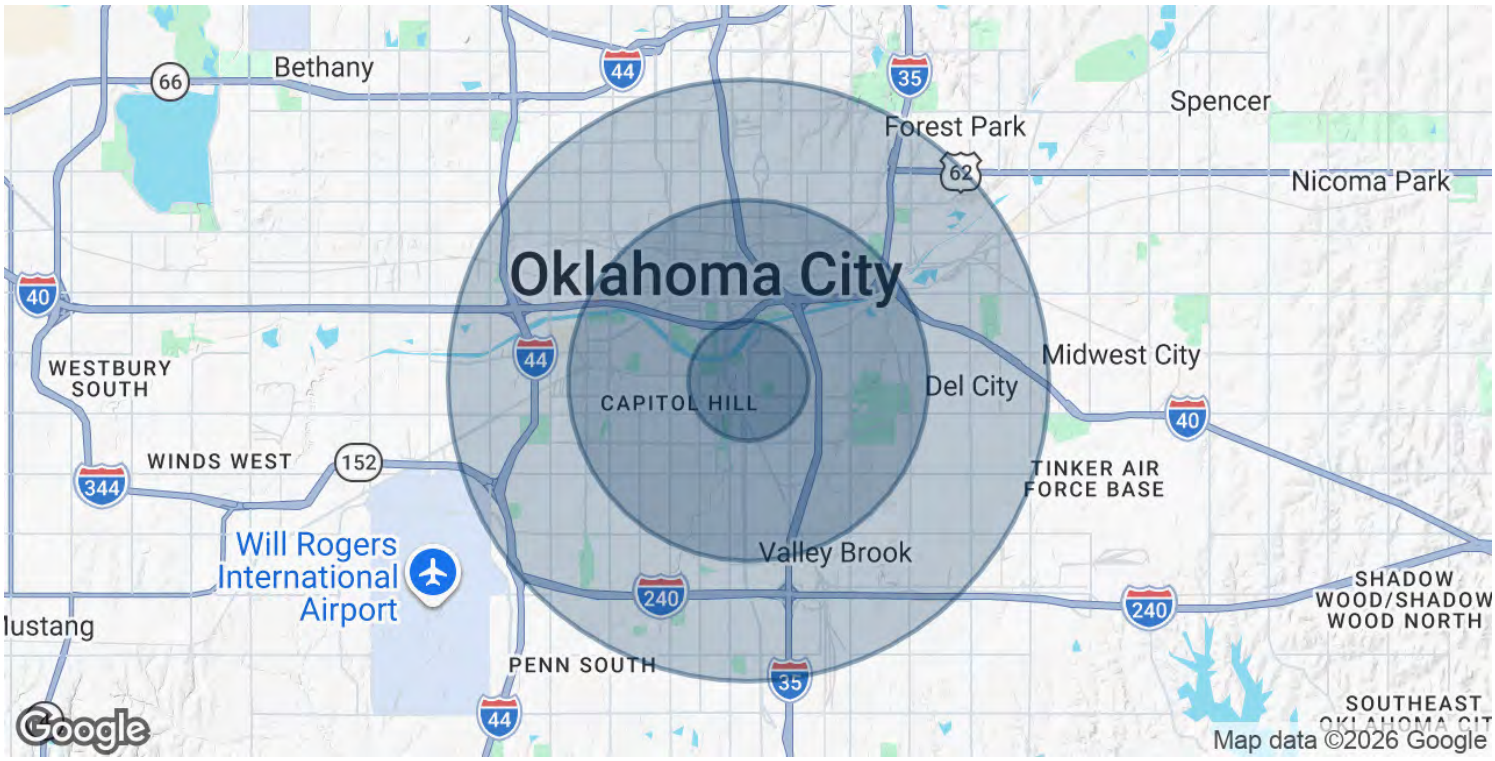
Aerial Map



CHRIS CASTRO
405.317.0627
ccastro@creekpe.com

KAYDN KAHKESH
405.401.3297
kkahkesh@creekpe.com

Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	8,658	73,788	219,519
Average Age	32.2	31.4	32.6
Average Age (Male)	29.7	31.4	31.8
Average Age (Female)	32.8	31.2	33.3

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,960	27,498	86,199
# of Persons per HH	2.9	2.7	2.5
Average HH Income	$53,587	$62,414	$65,003
Average House Value	$134,239	$105,065	$150,106

2023 American Community Survey (ACS) *10212026*

CHRIS CASTRO
405.317.0627
ccastro@creekpe.com

KAYDN KAHKESH
405.401.3297
kkahkesh@creekpe.com