CREEK PRICE EDWARDS

Executive Summary



Details

Sale Price:	$450,000
Number of Units:	1
Lot Size:	21,000 SF
Building Size:	5,000 SF

Highlights

- Previous uses include automotive repair shop and car rental business
- Additional gravel lot with metal sight-proof fencing and gate
- Large monument signage visible from NW 39th Expressway (~36,000 VPD)
- (2) grade-level drive-in doors
- Heated warehouse

Overview

Located at 4012 N Barr Avenue in northwest Oklahoma City, this flex property sits just north of NW 39th Expressway, providing convenient access to major thoroughfares. Previously used for automotive repair and car rental operations, the property features a heated warehouse with two (2) grade-level drive-in doors, along with an additional gravel yard secured by metal sight-proof fencing and a gate. The property also offers large monument signage visible from NW 39th Expressway, which sees approximately 36,000 vehicles per day.

JOHNNY STRADAL
405.990.0569
jstradal@creekpe.com

CREEK PRICE EDWARDS

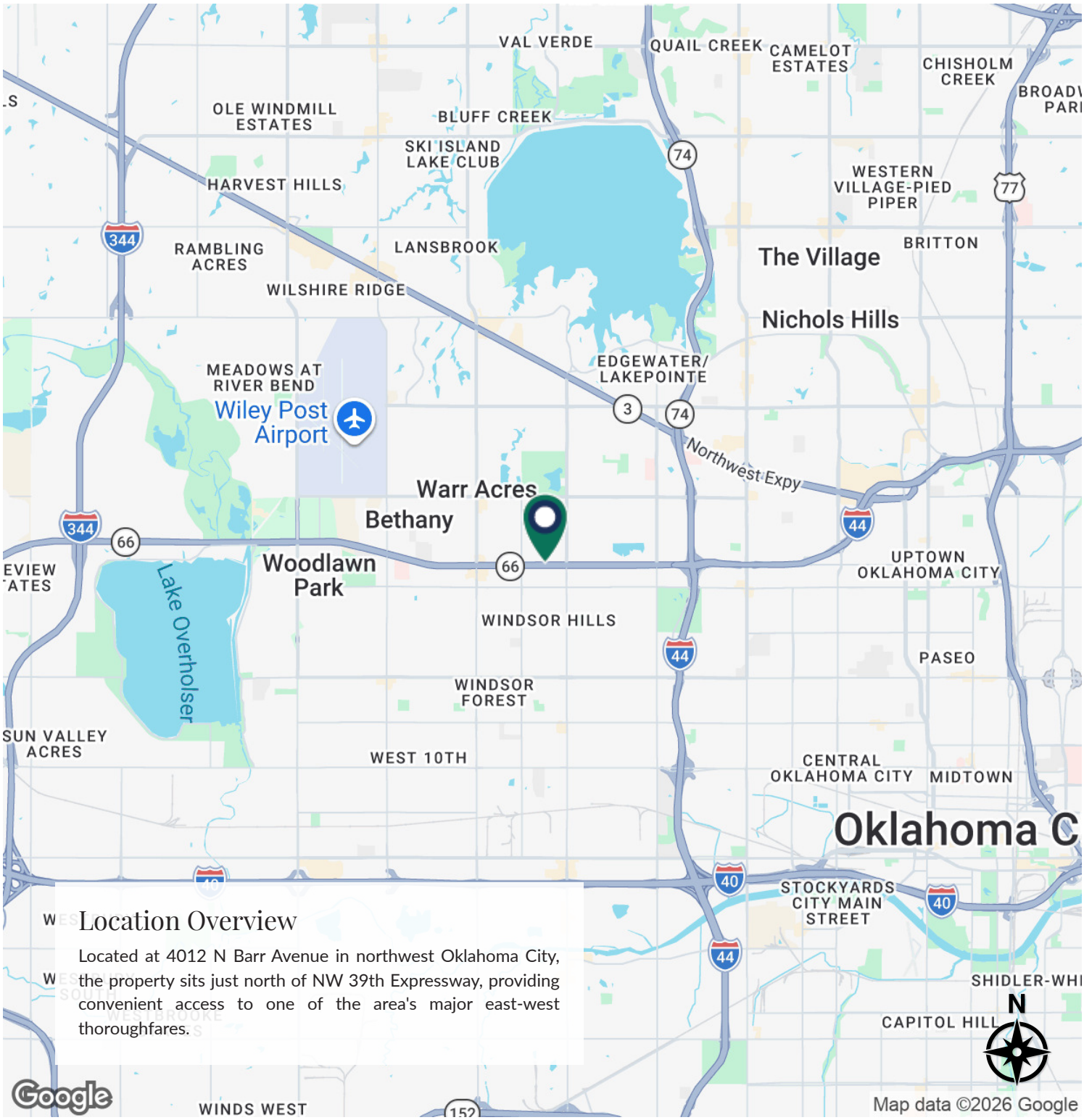
Additional Photos





JOHNNY STRADAL
405.990.0569
jstradal@creekpe.com

Location Map

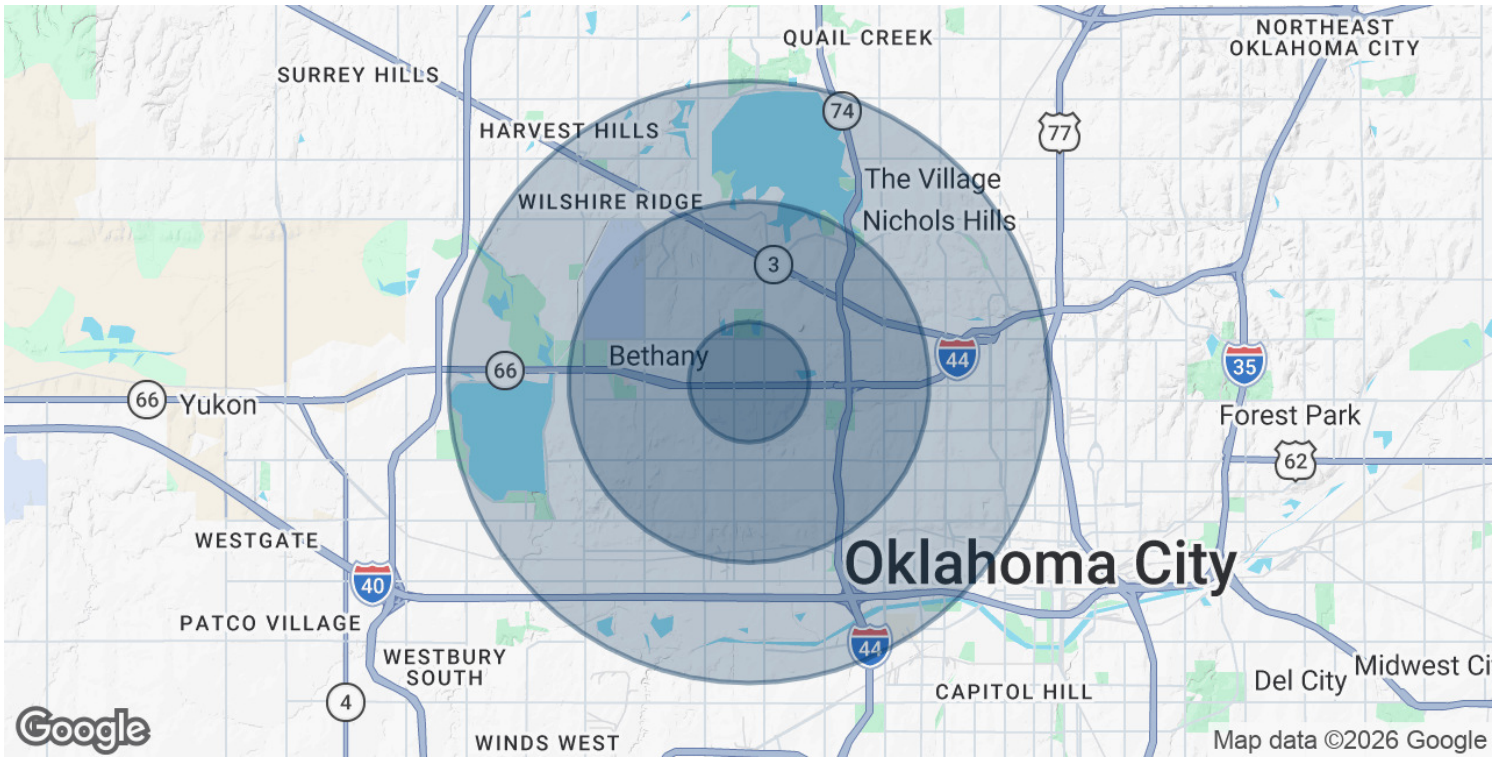


Location Overview

Located at 4012 N Barr Avenue in northwest Oklahoma City, the property sits just north of NW 39th Expressway, providing convenient access to one of the area's major east-west thoroughfares.

JOHNNY STRADAL
405.990.0569
jstradal@creekpe.com

Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	11,304	107,118	206,921
Average Age	34.4	34.5	35.8
Average Age (Male)	37.1	34.9	35.6
Average Age (Female)	35.2	34.4	36.5

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,032	44,038	88,439
# of Persons per HH	2.2	2.4	2.3
Average HH Income	$62,204	$68,470	$84,944
Average House Value	$187,727	$172,680	$232,039

2023 American Community Survey (ACS)

JOHNNY STRADAL
405.990.0569
jstradal@creekpe.com