Executive Summary



Details

Sale Price:	$760,000
Number of Units:	1
Lot Size:	29,870 SF
Building Size:	8,068 SF

Highlights

- 8,068 SF freestanding building on ±0.68 acres
- Vacant and ready for an owner-user or a value-add investor
- Dedicated parking lot, pole sign and fenced rear yard
- Next to Lake Park Tower, with quick access to NW Expressway and Lake Hefner Parkway
- Putnam City school district, surrounded by established neighborhoods and retail

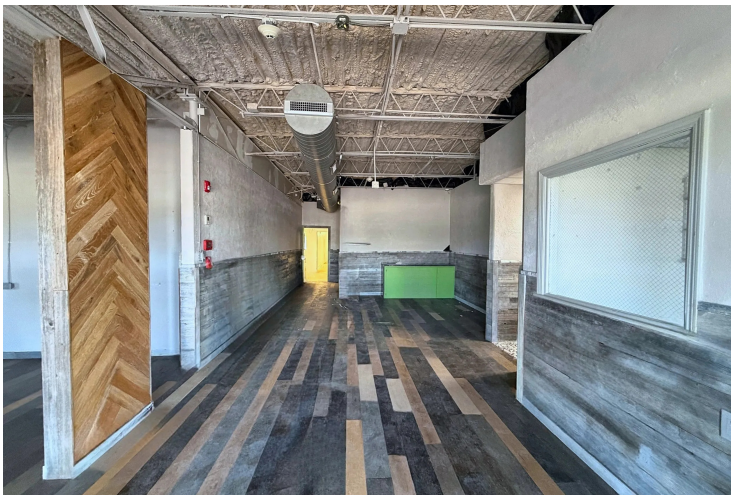
Overview

6425 N Meridian Ave is a freestanding, single-story retail building on the west side of N Meridian Ave, just north of NW 63rd St in northwest Oklahoma City. The 8,068 SF building was built in 1976 and sits on 0.68 acres (29,795 SF). The site has a dedicated parking lot, a pole sign and a fenced rear yard. The building is vacant, so a buyer can occupy it right away or reposition it. Inside are open retail areas, several private rooms and exposed ceilings, a layout that works for retail, office, medical or service uses. Lake Park Tower, a six-story office building, is directly to the north. The site is 6 minutes from NW Expressway and Lake Hefner Parkway and surrounded by established neighborhoods, restaurants and retail.

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Additional Photos







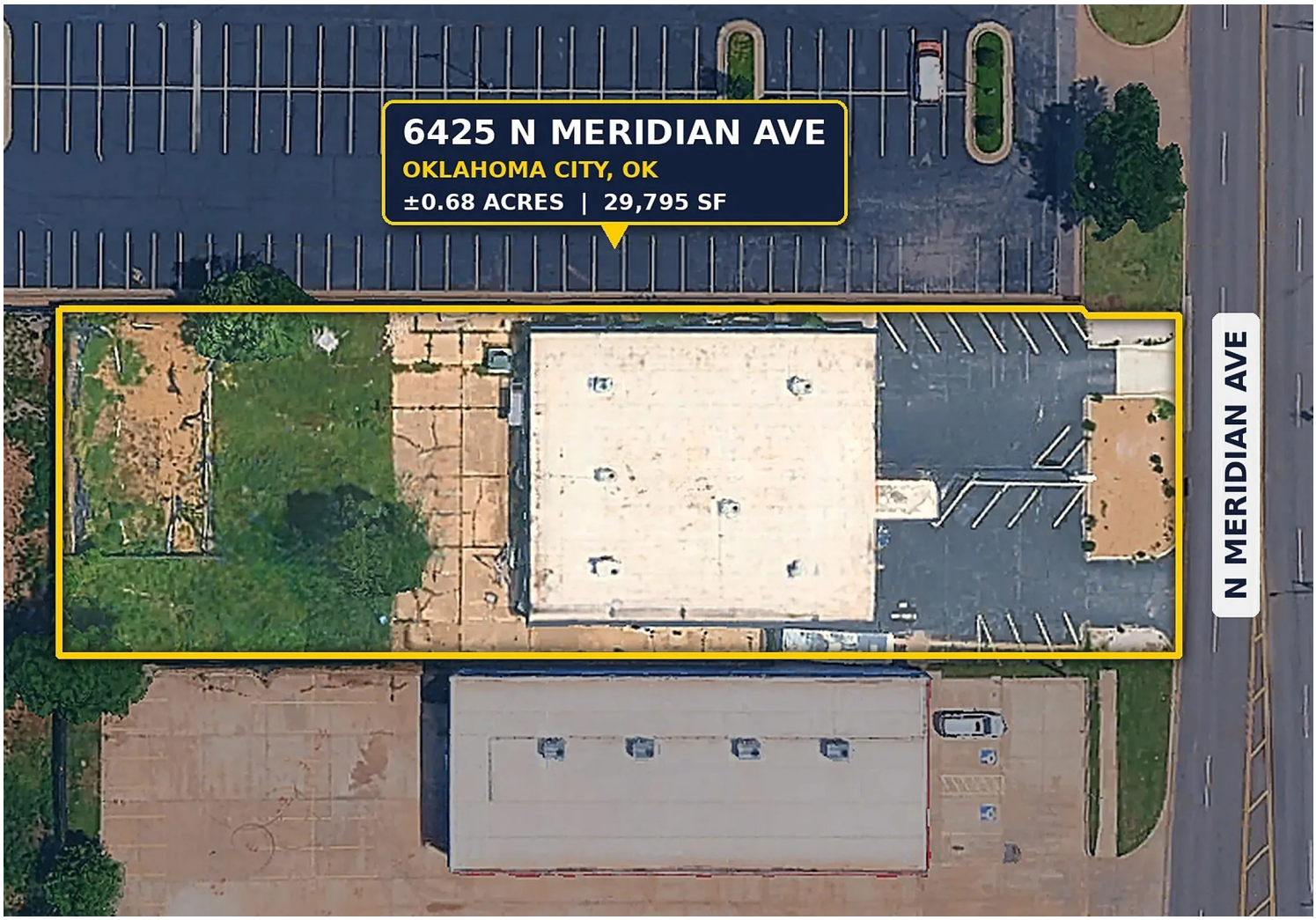






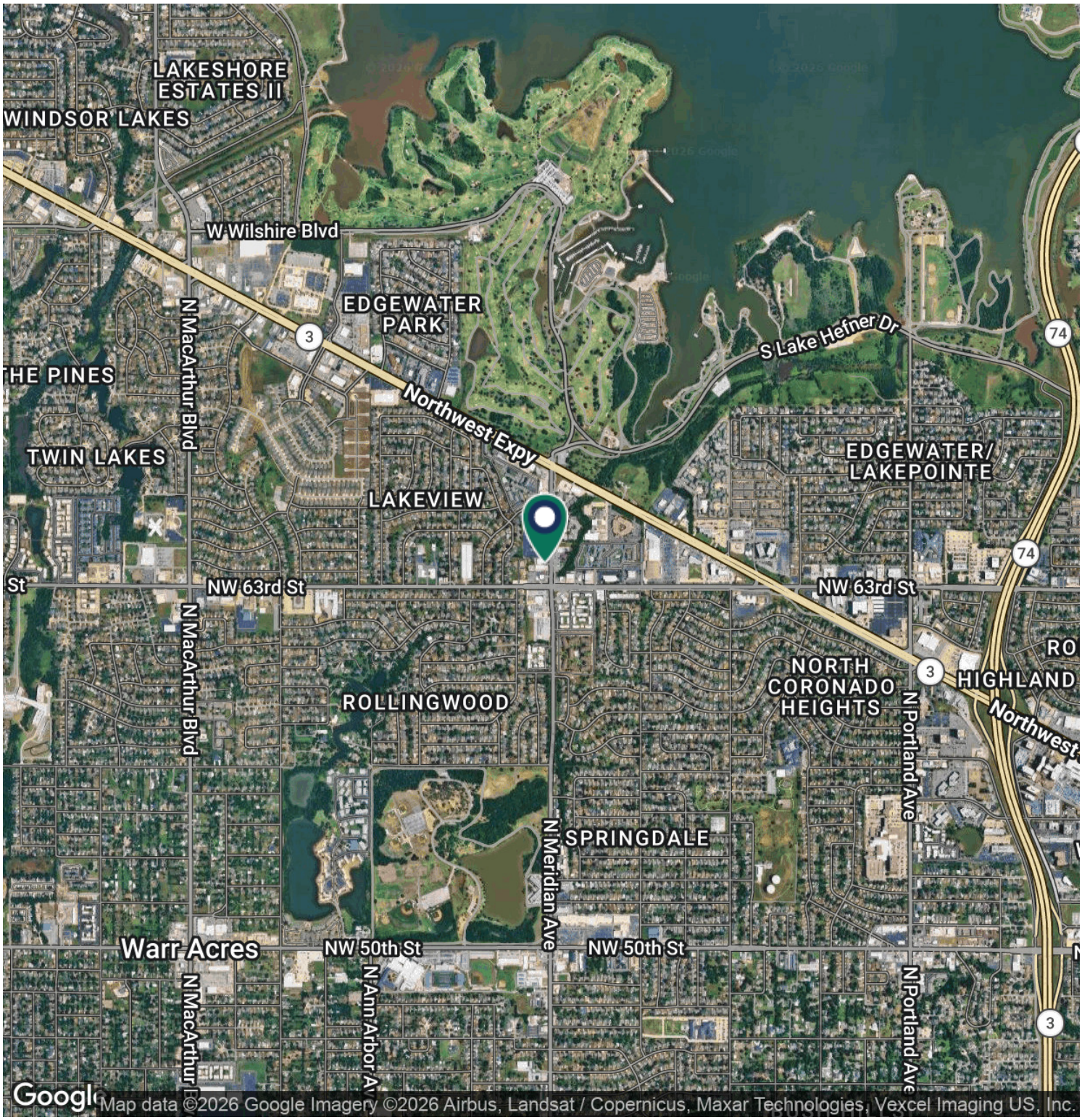
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Aerial



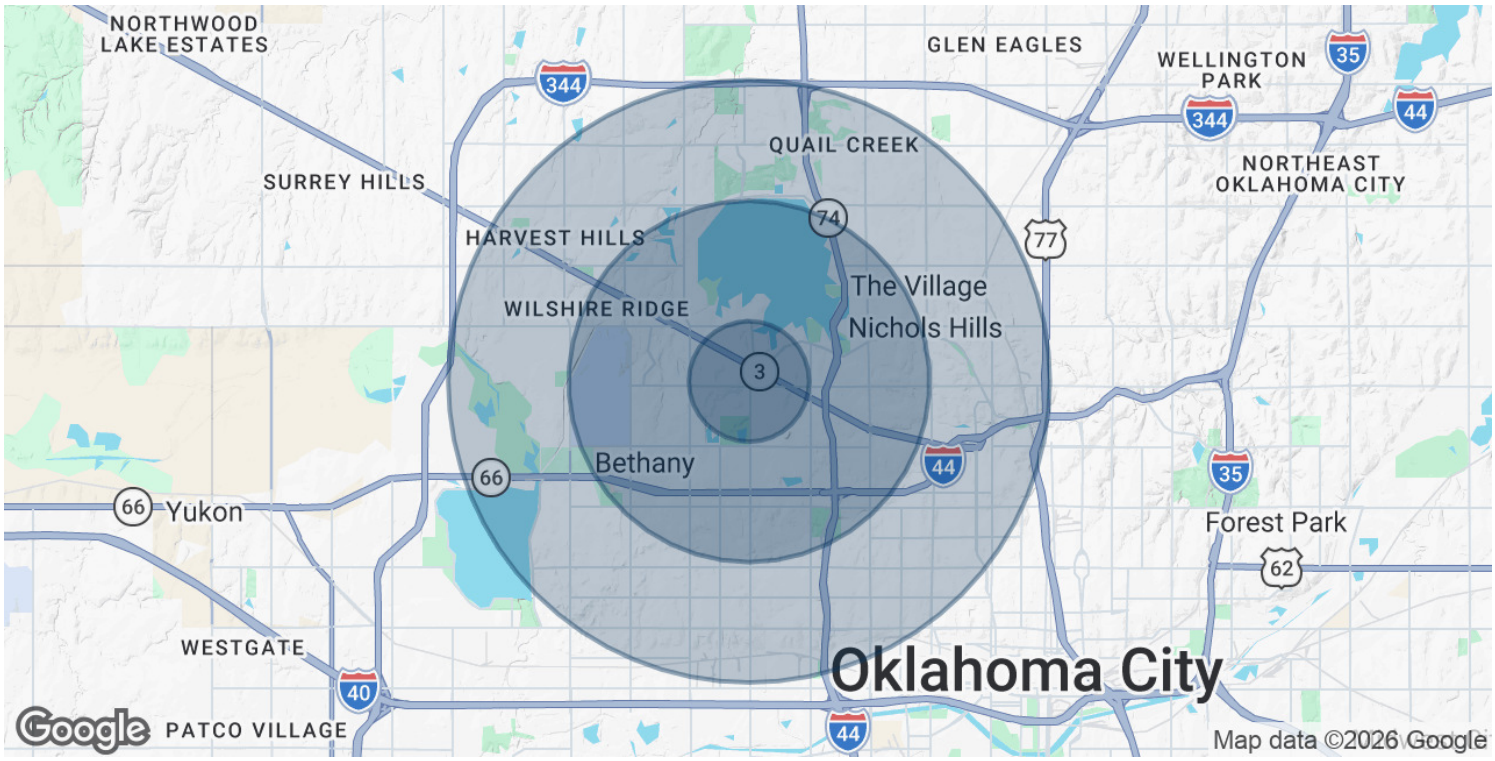
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Location Map



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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	10,587	81,544	241,008
Average Age	40.2	37.0	36.9
Average Age (Male)	35.5	36.7	36.5
Average Age (Female)	41.2	37.1	37.7

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,796	35,900	104,868
# of Persons per HH	2.2	2.3	2.3
Average HH Income	$78,073	$81,526	$87,870
Average House Value	$191,627	$220,839	$247,381

2023 American Community Survey (ACS)

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