

RETAIL FLEX SPACE FOR SALE

1010 N VIRGINIA AVE

Oklahoma City, OK 73106

NICK GRAY
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$295,000
Building Size:	5,236 SF
Available SF:	
Lot Size:	17,136 SF
Number of Units:	1
Price / SF:	\$56.34
Year Built:	1962
Zoning:	C-4
Market:	Oklahoma City
Submarket:	Bell Vern

PROPERTY OVERVIEW

Unlock the potential of this exceptional 5,236 SF property ideally situated in the thriving Oklahoma City area. Built in 1962, this versatile building offers 1 unit and is zoned C-4, providing a compelling opportunity for retail or street retail investors seeking prime space in a sought-after location. The property's strategic positioning and spacious layout cater to a wide range of retail ventures. With its strong foundation and desirable zoning, this property presents a promising investment opportunity, poised to meet the needs of discerning retail entrepreneurs seeking a lucrative foothold in this dynamic market.

PROPERTY HIGHLIGHTS

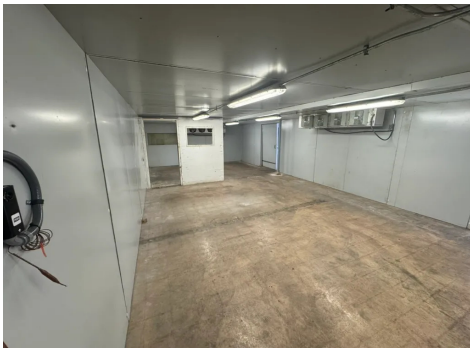
- 5,236 SF building
- TPO Roof (2014)
- HVAC (<5 years old)
- Built in 1962
- Zoned C-4
- Located in Oklahoma City area

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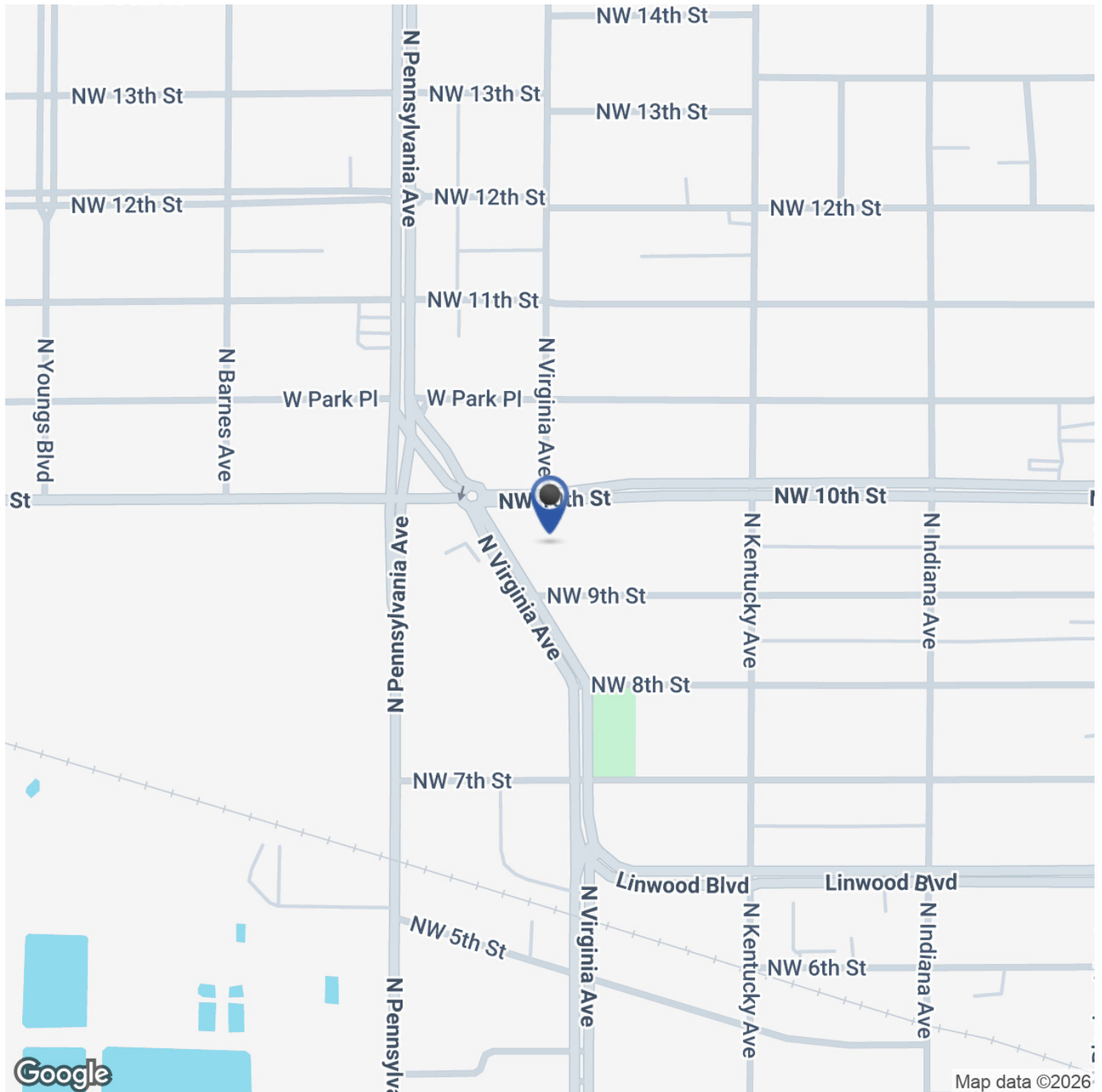
ADDITIONAL PHOTOS



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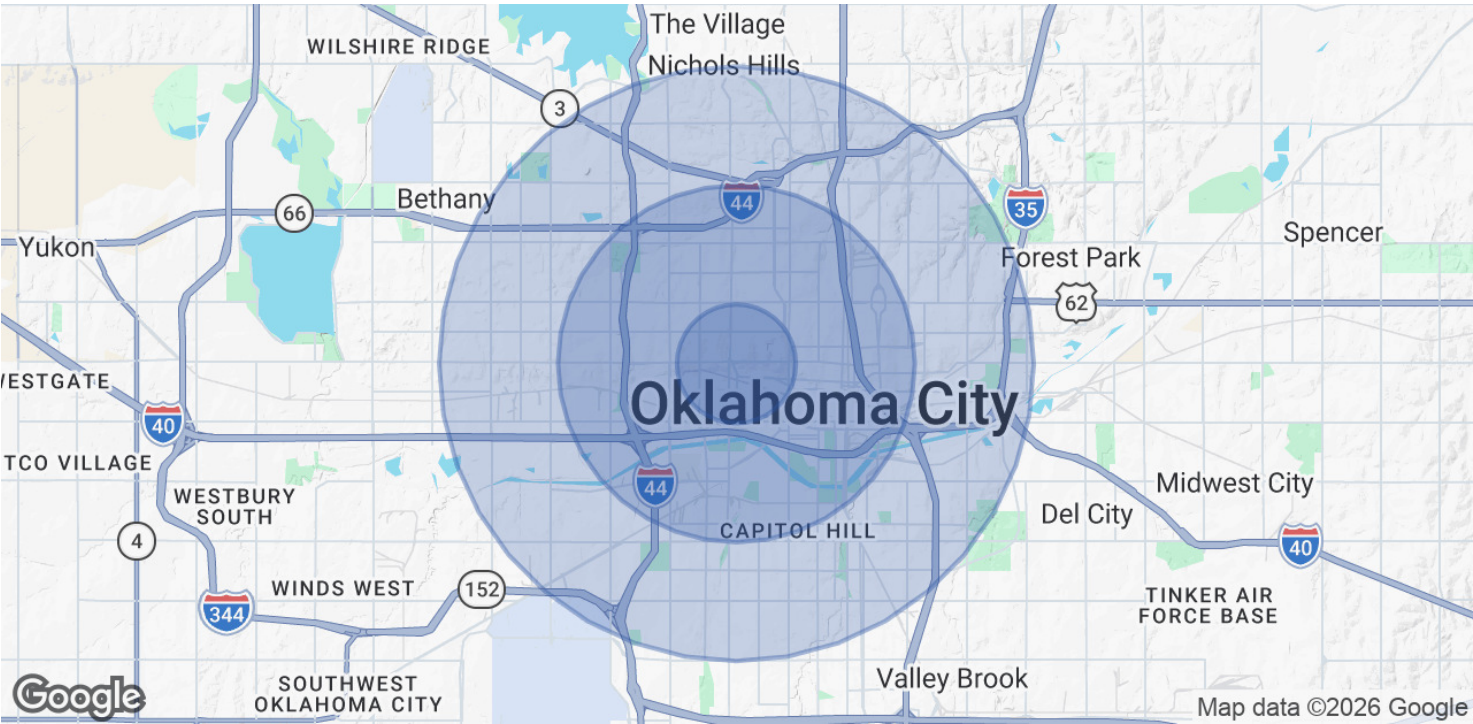
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,395	87,398	226,419
Average Age	37	37	37
Average Age (Male)	36	36	36
Average Age (Female)	37	37	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,707	37,524	91,535
# of Persons per HH	2.4	2.3	2.5
Average HH Income	\$71,384	\$70,458	\$65,303
Average House Value	\$251,338	\$241,172	\$208,381

2020 American Community Survey (ACS)

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A map of Oklahoma City, Oklahoma, showing the location of the Oklahoma State Fair. The fair is marked with a blue pin and a callout box labeled "Oklahoma State Fair" near the intersection of NW 10th St and N May Ave. Several other businesses are highlighted with callout boxes: MidFirst Bank (NW 23rd St & N May Ave), Empire Slice House and Mule (NW 16th St & N Pennsylvania Ave), Dutch Bros (NW 23rd St & N Walker Ave), Mac & De (NW 16th St & N Virginia Ave), The Press (NW 16th St & N Virginia Ave), Edge Craft Barbecue (NW 4th St & N Western Ave), and West End Coffee Roasters (NW 10th St & N Virginia Ave). The map includes major highways (I-44, I-40), streets (NW 30th St, NW 23rd St, NW 16th St, NW 10th St, NW 6th St, NW 4th St, NW 5th St, NW 3rd St, NW 2nd St, NW 1st St, NW 10th St, NW 11th St, NW 12th St, NW 13th St, NW 14th St, NW 15th St, NW 16th St, NW 17th St, NW 18th St, NW 19th St, NW 20th St, NW 21st St, NW 22nd St, NW 23rd St, NW 24th St, NW 25th St, NW 26th St, NW 27th St, NW 28th St, NW 29th St, NW 30th St, NW 31st St, NW 32nd St, NW 33rd St, NW 34th St, NW 35th St, NW 36th St, NW 37th St, NW 38th St, NW 39th St, NW 40th St, NW 41st St, NW 42nd St, NW 43rd St, NW 44th St, NW 45th St, NW 46th St, NW 47th St, NW 48th St, NW 49th St, NW 50th St, NW 51st St, NW 52nd St, NW 53rd St, NW 54th St, NW 55th St, NW 56th St, NW 57th St, NW 58th St, NW 59th St, NW 60th St, NW 61st St, NW 62nd St, NW 63rd St, NW 64th St, NW 65th St, NW 66th St, NW 67th St, NW 68th St, NW 69th St, NW 70th St, NW 71st St, NW 72nd St, NW 73rd St, NW 74th St, NW 75th St, NW 76th St, NW 77th St, NW 78th St, NW 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