

FORMER WALMART - NW 23RD ST & MCARTHUR BLVD | FOR SALE

6000 NW 23rd St, Oklahoma City, OK 73127



RETAIL SPACE NOW AVAILABLE | FOR SALE

<b>Sale Price:</b>	\$3,000,000
<b>Lot Size:</b>	7.83 Acres
<b>Building Size:</b>	81,438 SF
<b>Year Built:</b>	1984
<b>Zoning:</b>	C-3

PROPERTY OVERVIEW

This free-standing building, formerly occupied by Walmart, is in excellent condition; located at the southwest corner of the busy intersection of NW 23rd St & MacArthur Blvd in northwest Oklahoma City. Area has strong supporting demographics.

The building is easily accessible and visible from both NW 23rd St and MacArthur Blvd with an abundance of parking spaces on the north and east sides of the building.

Most HVAC equipment - replaced March 2015 - with security alarm. System can be controlled by laptop or ipad.

081319

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**DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)**

Total Population	187,919
Median Age	35.6
2019 Population (Male)	49.4%
2019 Population (Female)	50.6%
Total Households	76,140
# of Persons Per HH	2.4
Average HH Income	\$62,753

**TRAFFIC COUNTS (per ACOG)**

N MacArthur	north	19,921
N MacArthur	south	19,086
NW 23rd	east	21,161



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*The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.*