

RESTAURANT PAD SITE

1009 S AIR DEPOT BLVD OKLAHOMA CITY, OK 73110



PROPERTY DESCRIPTION

For Sale: Prime 0.72 Acre Retail Pad Site

Positioned along a bustling retail corridor, this 0.72-acre retail pad site presents an exceptional opportunity for investment or development. Surrounded by notable retailers such as Gateway Shopping Center, Ollie's Bargain Outlet, IHOP, and McDonald's, this location offers high visibility and strong traffic flow. With a sale price of \$500,000, this property represents an attractive prospect for savvy investors seeking to capitalize on the vibrant retail market in the area.

OFFERING SUMMARY

Sale Price:	\$500,000
Number of Units:	1
Lot Size:	0.72 Acres

PROPERTY HIGHLIGHTS

- **Strategic Location:** Positioned on a prominent retail corridor, this 0.72-acre retail pad site offers excellent visibility and access, attracting traffic from nearby retailers and residential areas.
- **Established Retail Presence:** Enjoy the advantages of being near well-known retailers like Gateway Shopping Center, Ollie's Bargain Outlet, IHOP, and McDonald's, providing a steady flow of potential customers.
- **Investment Potential:** Priced competitively at \$500,000, this property presents a valuable investment opportunity in a thriving retail market, with potential for attractive returns and future development.

GEORGE WILLIAMS, CCIM

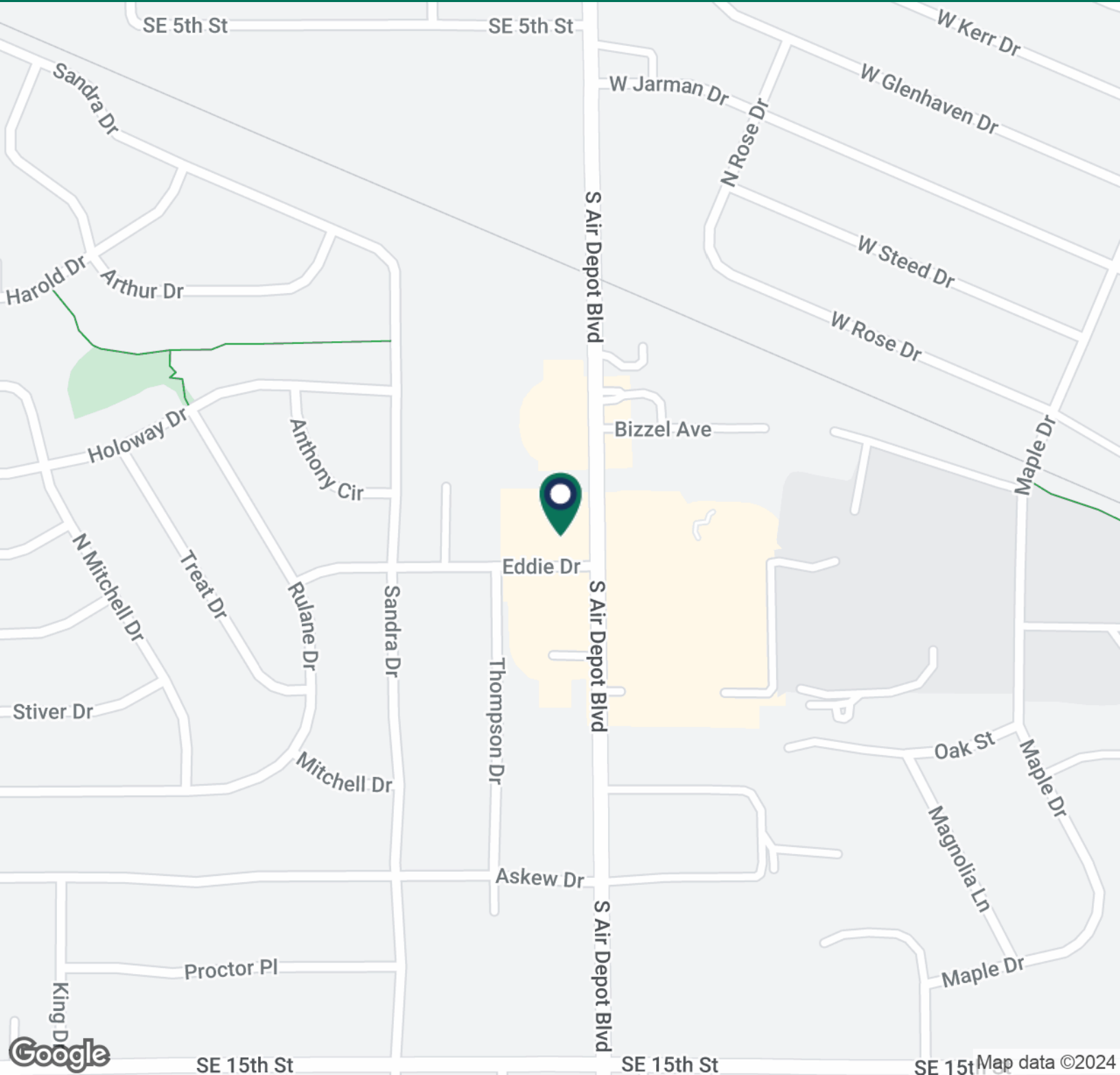
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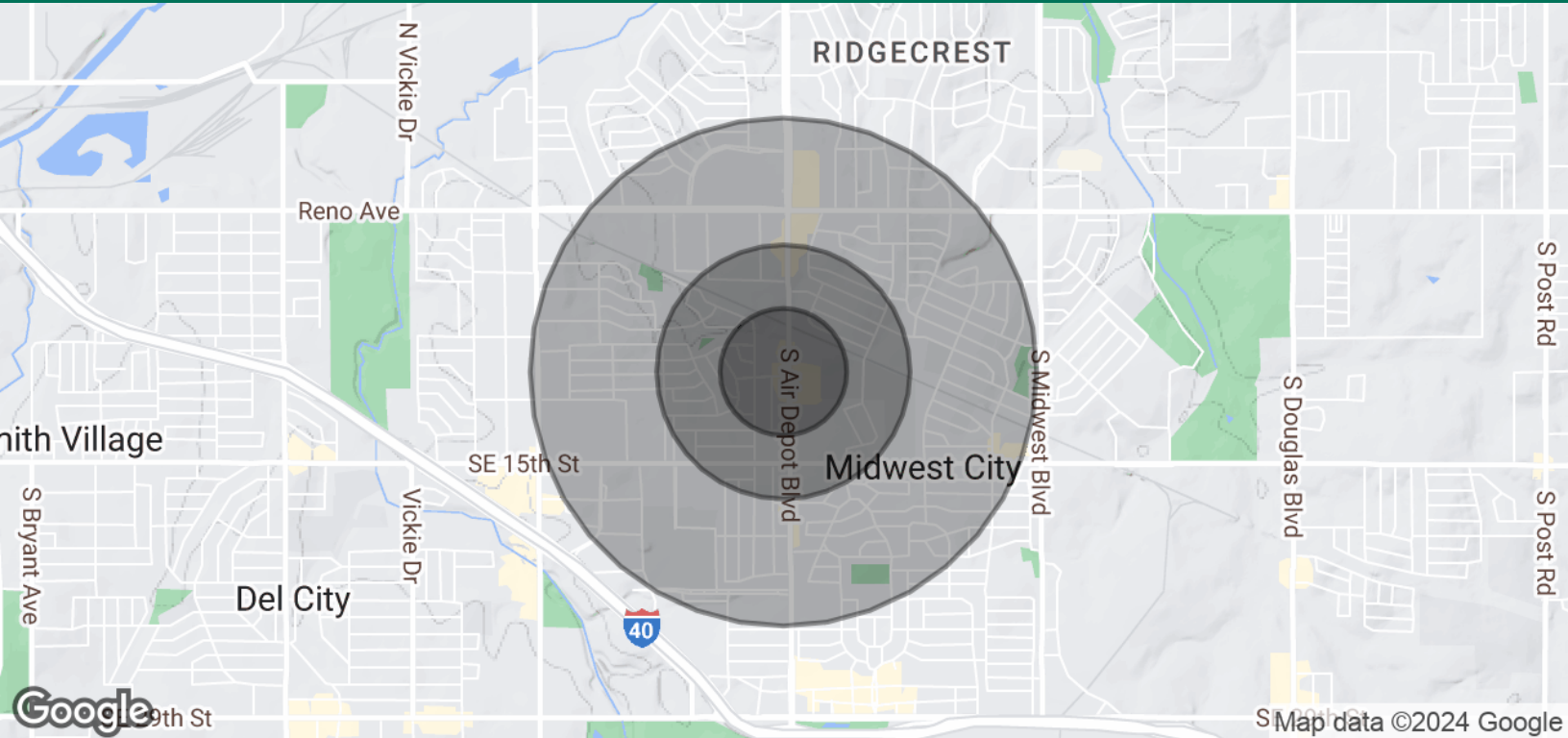
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	640	3,072	12,715
Average Age	36.9	36.7	37.4
Average Age (Male)	37.6	39.6	41.1
Average Age (Female)	36.6	35.3	35.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	246	1,295	5,690
# of Persons per HH	2.6	2.4	2.2
Average HH Income	\$47,401	\$46,702	\$51,164
Average House Value	\$75,117	\$84,020	\$95,233

* Demographic data derived from 2020 ACS - US Census

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