PRICE EDWARDS

Former Dispensary Location For Sale 3121 N Pennsylvania Avenue, Oklahoma City, OK 73112





OFFERING SUMMARY	
Sale Price:	\$275,000
Building Size:	2,580 SF
Lot Size:	0.07 Acres
Price / SF:	\$106.59
Year Built:	1951
Renovated:	2019

PROPERTY OVERVIEW

This property was completely remodeled and updated in 2019. It is has a small warehouse space in the back for storage or any other use necessary.

PROPERTY HIGHLIGHTS

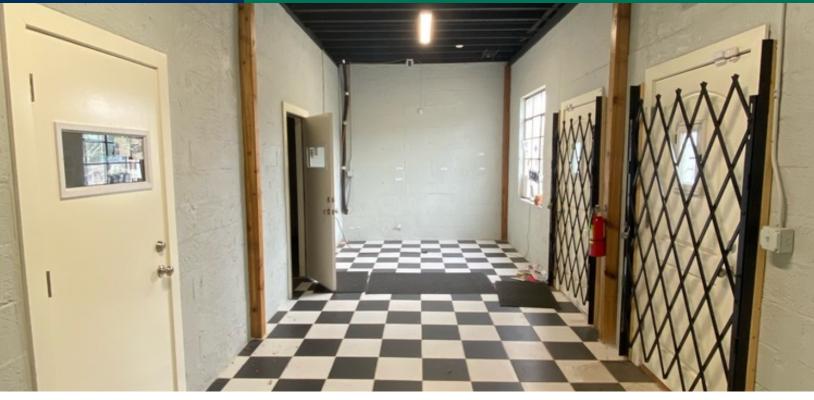
- Brand new interior buildout.
- Suitable for another dispensary operator.
- Seller is willing to leave the display cases with the property.
- Security system in place as well as security gates for exterior doors.
- SELLER IS HIGHLY MOTIVATED.

JACOB SIMON 405.239.1248 jsimon@priceedwards.com priceedwards.com

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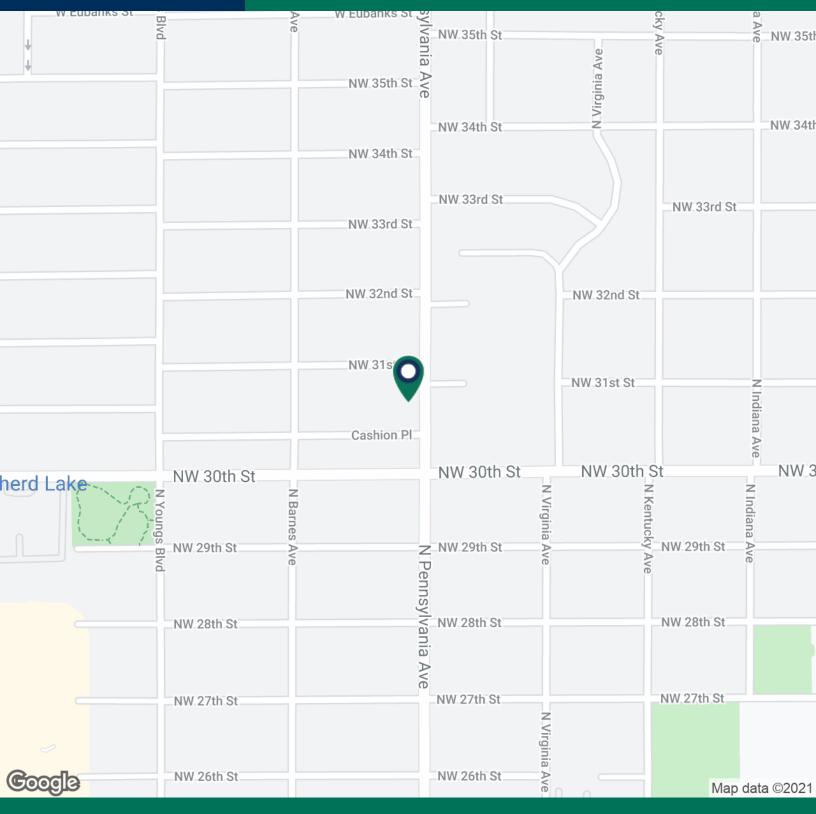
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,969	95,931	221,445
Average age	33.3	35.4	34.9
Average age (Male)	33.7	34.6	33.8
Average age (Female)	32.8	35.9	35.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,483	42,342	92,457
# of persons per HH	2.3	2.3	2.4
Average HH income	\$47,328	\$56,007	\$53,332
Average house value	\$114,238	\$184,108	\$156,767

* Demographic data derived from 2010 US Census

TRAFFIC COUNT

N Pennsylvania	North / South	16,888

09012021

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