

## 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 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**  
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# Former Dispensary Location For Sale

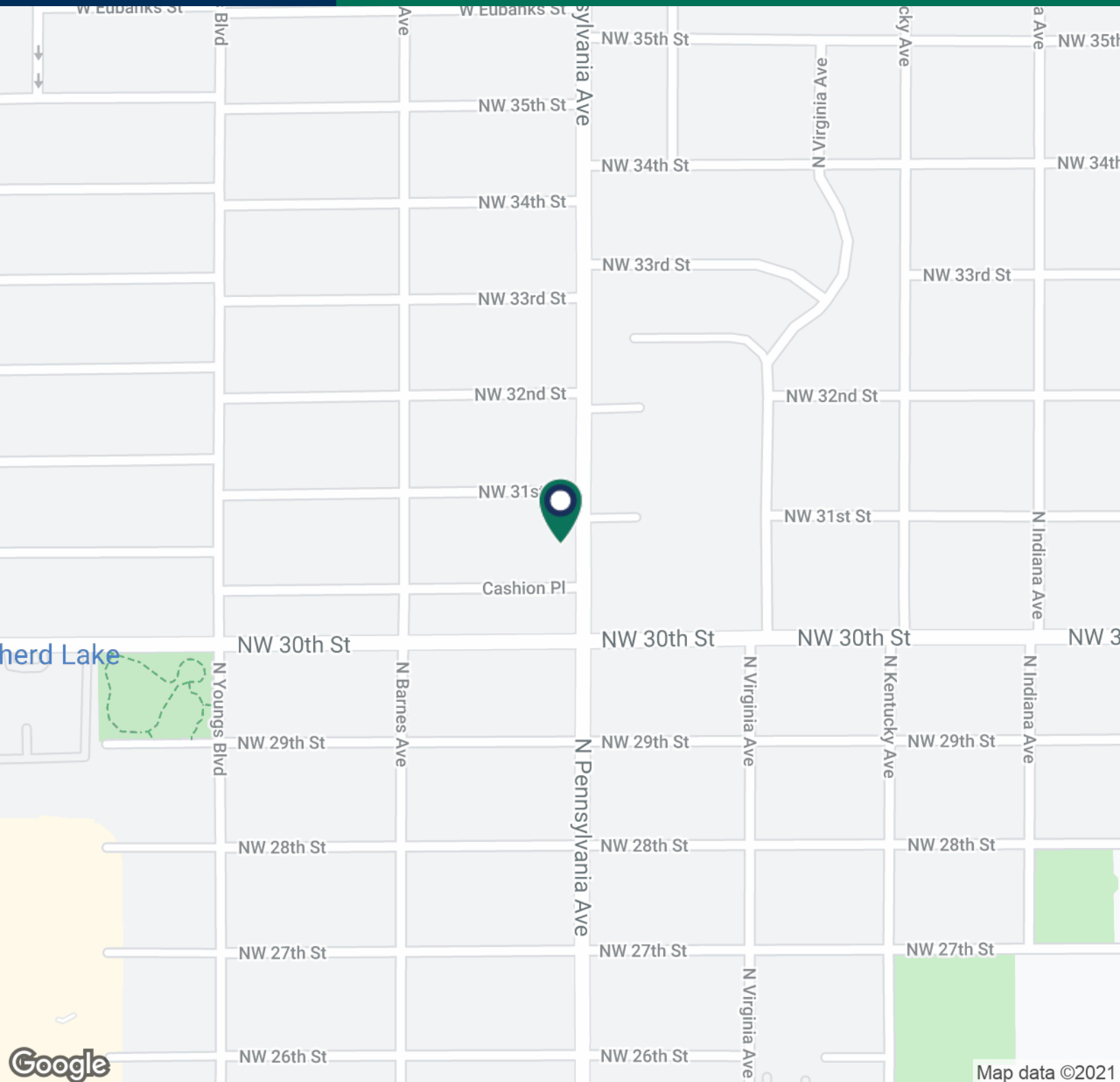
3121 N Pennsylvania Avenue, Oklahoma City, OK 73112



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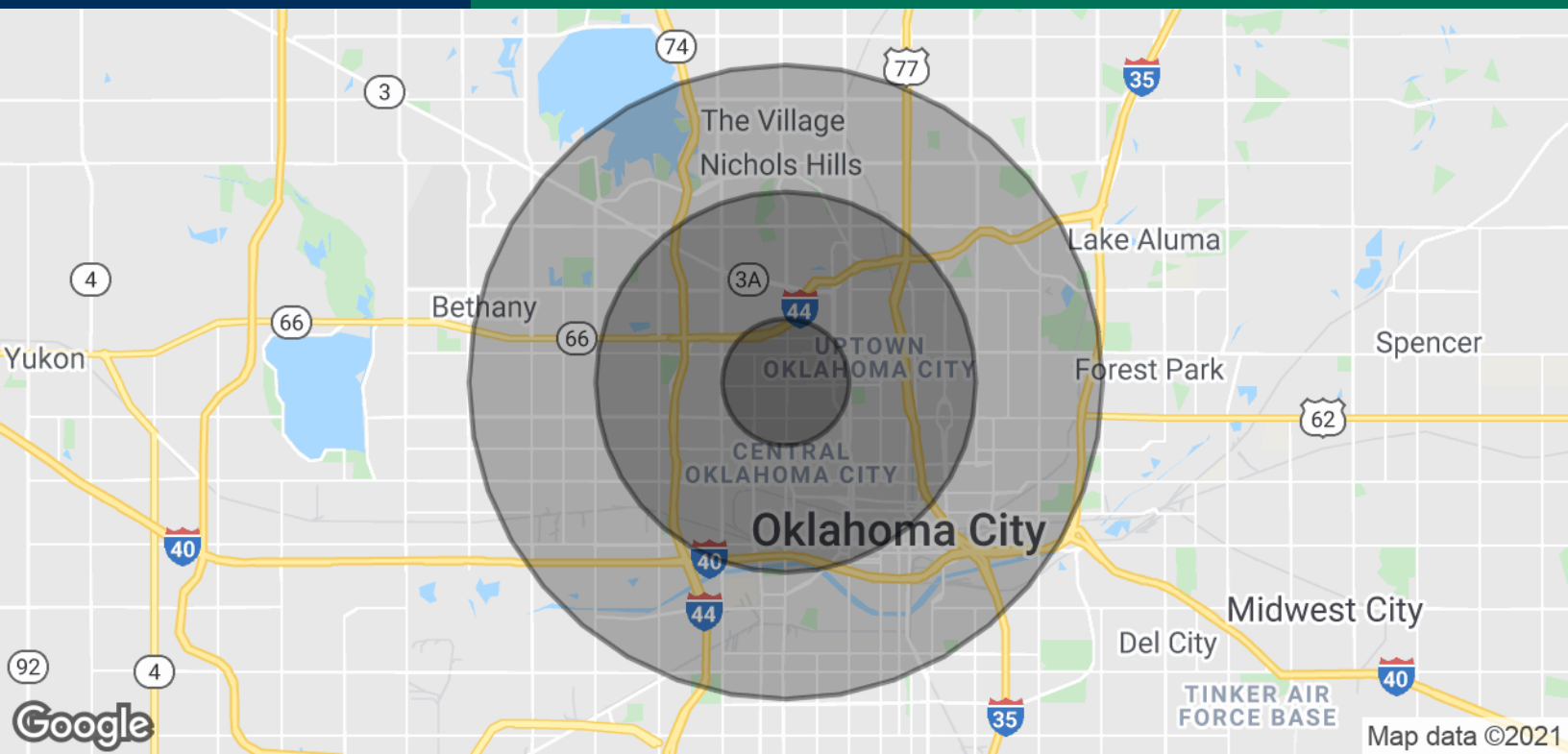
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**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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
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