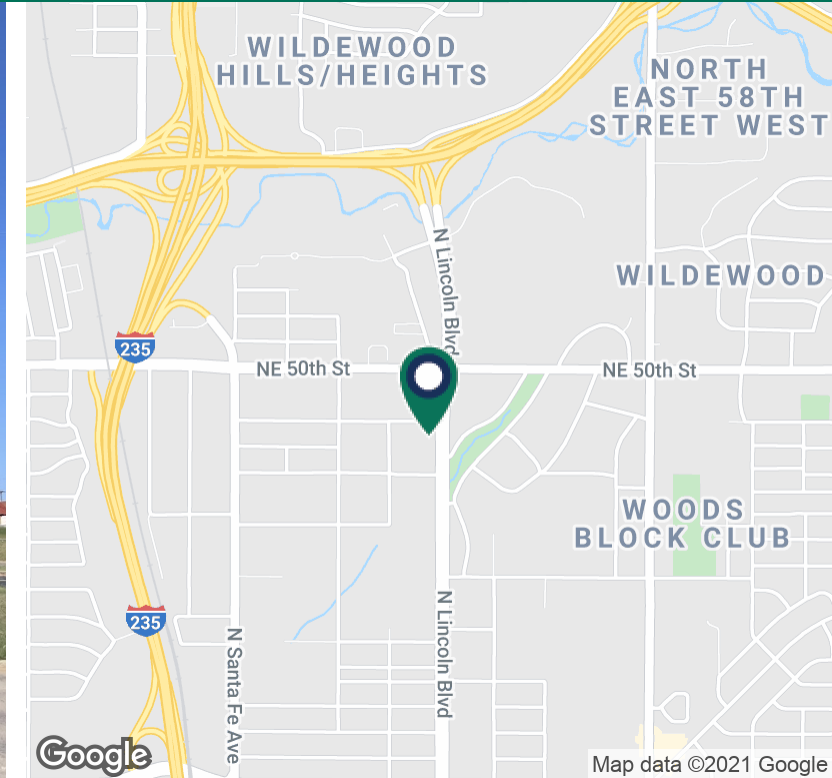




4801 N Lincoln Boulevard

Oklahoma City, Oklahoma

EV ERNST
Retail Specialist
405.843.7474
ernst@priceedwards.com
priceedwards.com



OFFERING SUMMARY

Sale Price:	\$1,300,000
Building Size:	13,079 SF
Lot Size:	1.91 Acres
Price / SF:	\$99.40
Year Built:	1957

PROPERTY OVERVIEW

Former Restaurant building primed for redevelopment sitting on nearly two acre parcel.

This property sits at the S/W corner of NE 48th St & N Lincoln offering excellent visibility and access.

PROPERTY HIGHLIGHTS

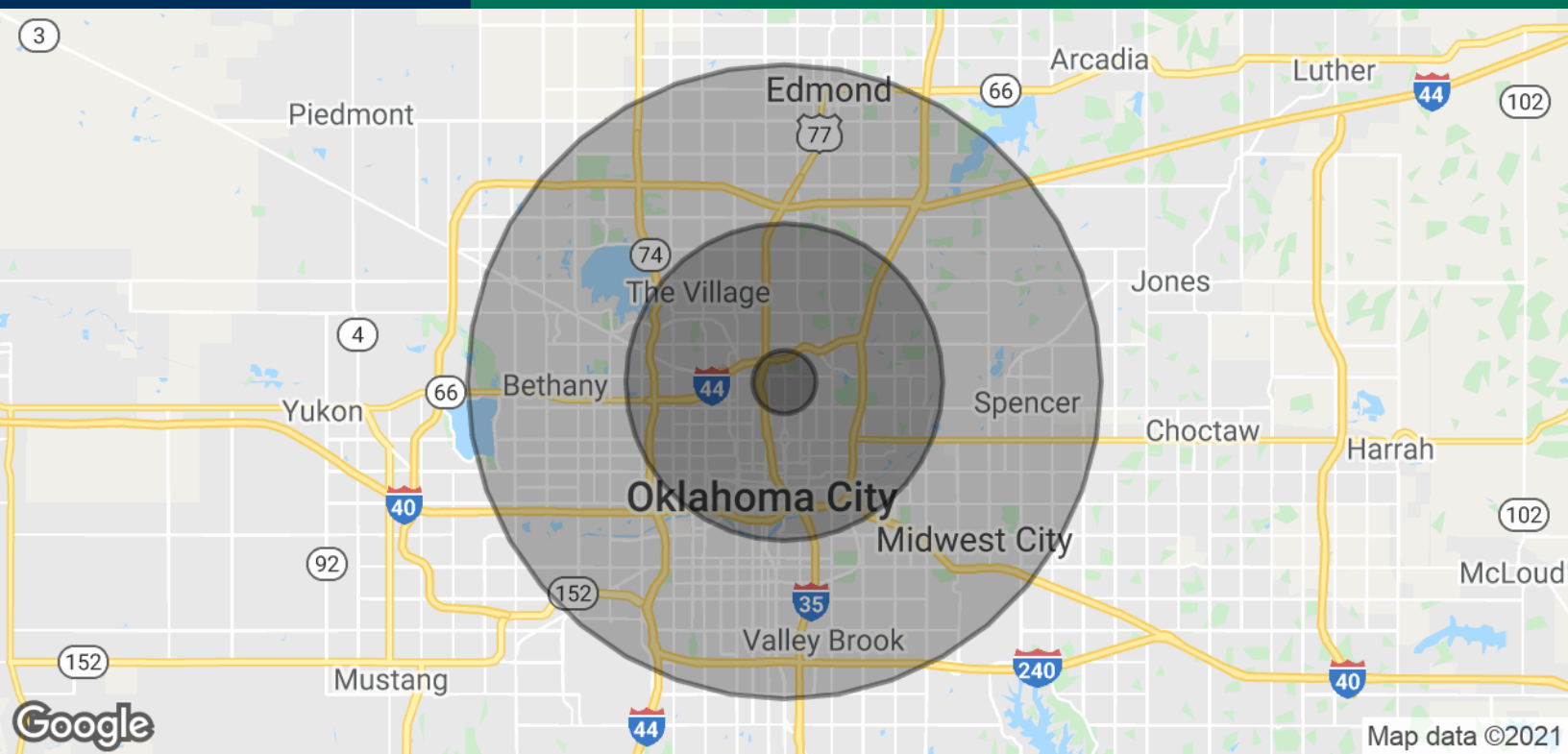
- Site has great access to I-44 to the north & I-235 to the west
- Brand new Homeland Grocery store recently opened at 36th & N Lincoln
- Located 2 miles north of the State Capitol
- Located a few blocks north of the brand new Presley Apartments



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Former Restaurant Building for Sale

4801 N Lincoln Boulevard, Oklahoma City, OK 73105



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,235	145,117	641,694
Average age	36.9	36.2	34.1
Average age (Male)	34.5	34.6	33.0
Average age (Female)	40.7	37.1	35.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,367	61,798	258,772
# of persons per HH	2.4	2.3	2.5
Average HH income	\$49,792	\$57,079	\$56,386
Average house value	\$113,540	\$190,661	\$148,896

* Demographic data derived from 2010 US Census

TRAFFIC COUNTS

N Lincoln Blvd	north	20,187
N Lincoln Blvd	south	20,177
09152021		

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