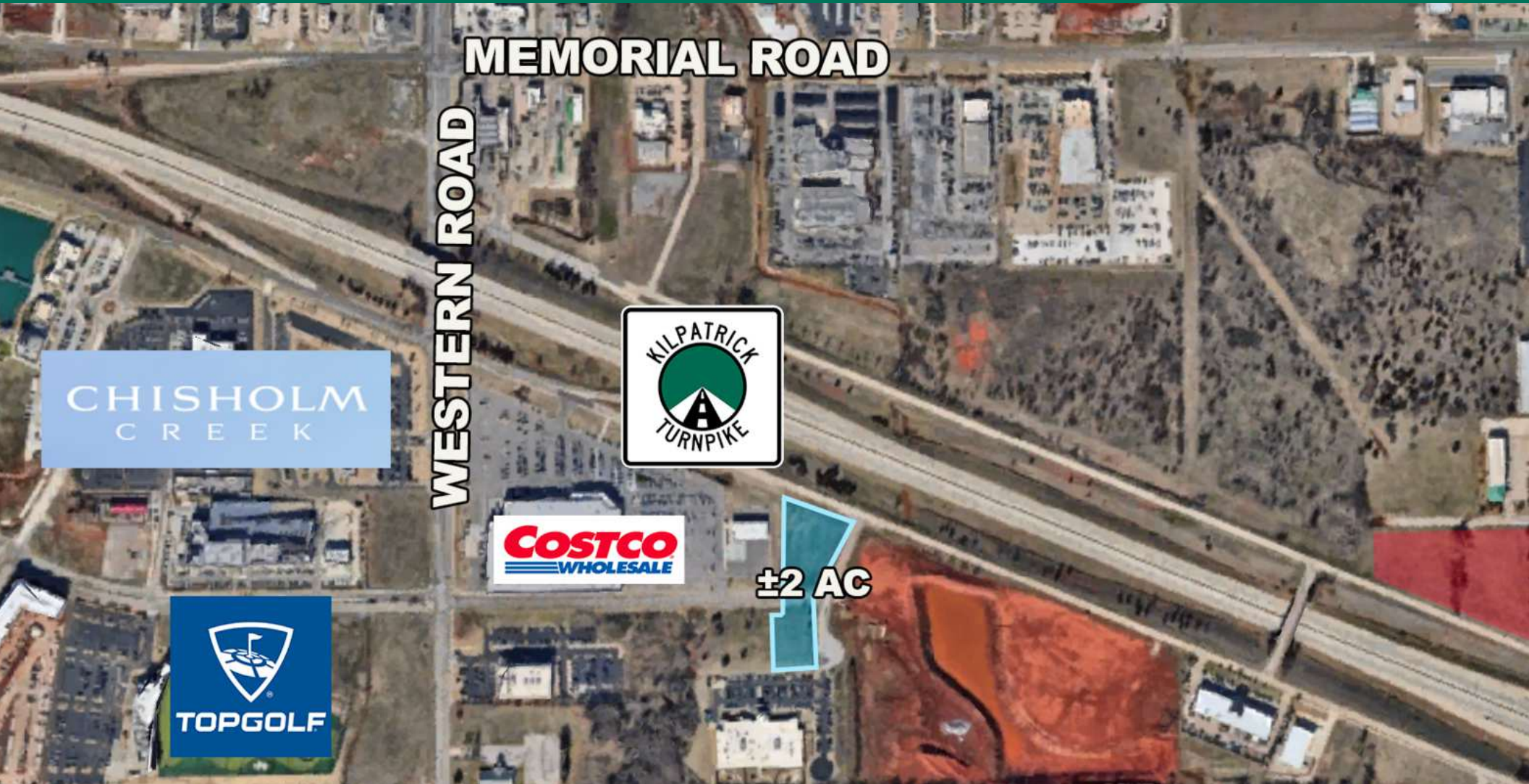


WESTERN AND KILPATRICK

OKLAHOMA CITY, OK 73114



**MONICA WITROCK**

[mwitrock@pricedwards.com](mailto:mwitrock@pricedwards.com)

O: 405.843.7474

## WESTERN AND KILPATRICK

OKLAHOMA CITY, OK 73114



### PROPERTY DESCRIPTION

- Easily accessible from the John Kilpatrick Turnpike
- Less than 2 miles from I-235
- Nearby retailers

### LOCATION DESCRIPTION

Located between Memorial Road and the John Kilpatrick Turnpike to the east of Western Avenue.

### TRAFFIC COUNTS

### CARS / DAY

Memorial Road	17,651
John Kilpatrick Turnpike	53,059
	15,121

### DEMOGRAPHICS

### 1 MILE

### 3 MILE

### 5 MILE

Population	4,351	72,913	183,537
Avg. Household Income	\$93,664	\$90,126	\$114,223
Total Households		32,341	76,477

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### PROPERTY DETAILS

Sale Price: \$2,200,000

Total Acres: ±2 AC

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