

7 2 2 0 S. W E S T E R N A V E. OKLAHOMA CITY, OK 73139

JerryHocker
AND ASSOCIATES
Commercial / Industrial Brokerage

INV-4



I N V E S T M E N T R E T A I L

PRESENTED BY: HOCKER & ASSOCIATES - 4323 N. CLASSEN BLVD., SUITE 100, OKLAHOMA CITY, OK 73118 - (405) 840-4545 OFFICE - WWW.HOCKER.COM

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HIGHLIGHTS



- 190' of frontage on Western, 425' on 72nd St.
- Roadway signage
- 85 parking spaces
- 1 block north of I-240 (easy access)
- 110,669 vehicles per day on I-240 (Source: CREXI)
- 24,900 vehicles per day on Western (Source: CREXI)
- Concrete parking lot
- Spaces are individually metered for gas / electric

PRICING & BUILDING OVERVIEW



PRICE : \$3,200,000.00

PRICE / SF : \$199.00

BUILDING SIZE (SF) : 16,080

LAND SIZE (AC) : 1.50

ZONING : C-3

BUILT : 2017

CAP RATE : 6.20%

OCCUPANCY : 80.00%

NOI / YEAR : \$198,399.09

SUMMARY



This property is located in a bustling retail corridor with high consumer traffic. Multiple tenants have invested hundreds of thousands into their spaces. Additionally, it is located one block north of I-240 for easy access.

The newer construction lends its self to a clean updated look desired by landlords for new tenant appeal.

- PLEASE CALL OR EMAIL FOR ADDITIONAL INFORMATION -



J O H N N Y S T R A D A L

CELL: (405) 990.0569

OFFICE: (405) 840.4545 Extension 104

EMAIL: johnny@hocker.com

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