

3000 N. MACARTHUR BOULEVARD
OKLAHOMA CITY, OK 73127

Retail Building For Sale or Lease

8,800 SF on 0.87 Acres MOL

7,700 SF Available For Lease

Sales Price: \$799,000

Lease Price: \$5,000/Month Modified Gross



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405.268.1105

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PROPERTY HIGHLIGHTS

- Retail Showroom
- Fenced Concrete Yard
- TPO Roof Installed in 2020
- 2 Overhead Doors
- Street Signage
- 150' Frontage on MacArthur
- Built in 1982 / Renovated in 1996
- Zoned: C-3

LOCATION HIGHLIGHTS

- Just Off the Corner of N.W. 23rd Street and MacArthur
- Close Proximity to 39th Expressway

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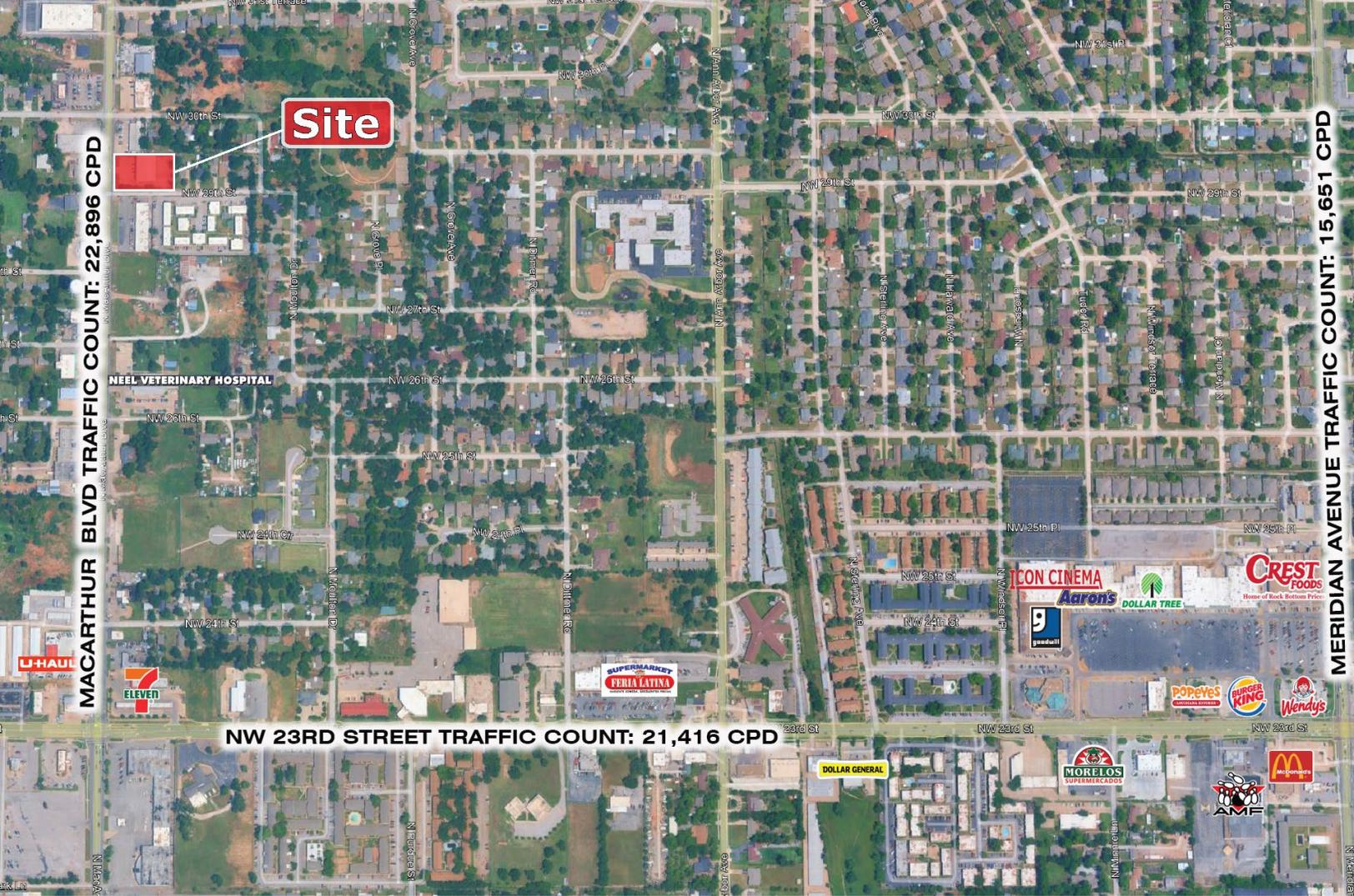
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Site

MACARTHUR BLVD TRAFFIC COUNT: 22,896 CPD

NW 23RD STREET TRAFFIC COUNT: 21,416 CPD

MERIDIAN AVENUE TRAFFIC COUNT: 15,651 CPD

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	16,337	98,828	190,337
AVERAGE HOUSEHOLD INCOME	\$60,342	\$60,103	\$67,431
TOTAL HOUSEHOLDS	6,142	39,714	78,540



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