

Convenience Store
For Sale or Lease

2,400 SF on 0.63 Acres

Sales Price: \$795,000

Lease Price: \$4,000/Month
Modified Gross



1429 S. Santa Fe Avenue

Edmond, Oklahoma 73003

PROPERTY HIGHLIGHTS

- Operating Convenience Store
- High Traffic, High Visibility
- 0.62 Acres of C-3 Zoning
- Many Commercial Development Uses



TOTAL SF	2,400 SF MOL
LAND IN ACRES	0.6286 MOL
ZONING	C-3
GENERAL USE	Retail
TAXES	\$4,635

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DEMOGRAPHICS

Population		
1 Mile: 13,108	3 Mile: 80,616	5 Mile: 170,363
Average Household Income		
1 Mile: \$75,112	3 Mile: \$70,079	5 Mile: \$68,762
Total Households		
1 Mile: 5,135	3 Mile: 32,097	5 Mile: 68,987

LOCATION HIGHLIGHTS

- Frontage: 180' on 15th Street & 125' on S. Santa Fe Avenue
- Dimensions: 180' x 125

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