



## 1201 N. Western Avenue Oklahoma City, Oklahoma 73106

### PROPERTY HIGHLIGHTS

- Built Out Bar & Patio
- Newly Remodeled & Renovated
- High Visibility on Western Avenue
- Building Plans Approved by City of Oklahoma City
- All Codes & Plumbing Completed
- Ready to Open as a Bar
- Back Lot to be Utilized as Outside Patio or Food Trucks



TOTAL SF	1,853 SF MOL
ZONING	C-4

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1201 N. Western Avenue  
Oklahoma City, OK 73106



## LOCATION HIGHLIGHTS

- Dense Population with Residential & Retail

## DEMOGRAPHICS

Population		
1 Mile: 16,135	3 Mile: 84,426	5 Mile: 218,856
Average Household Income		
1 Mile: \$43,386	3 Mile: \$38,276	5 Mile: \$38,113
Total Households		
1 Mile: 6,009	3 Mile: 34,714	5 Mile: 87,218



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