

# 1440 W. BRITTON ROAD

1440 W BRITTON ROAD, OKLAHOMA CITY, OK 73114



## OFFERING SUMMARY

|                |               |
|----------------|---------------|
| Available SF:  |               |
| Lease Rate:    | Negotiable    |
| Lot Size:      | 1.4 Acres     |
| Year Built:    | 1968          |
| Building Size: | 3,917         |
| Renovated:     | 1998          |
| Zoning:        | C-3           |
| Market:        | Oklahoma City |
| Submarket:     | North Ret     |
| Traffic Count: | 15,230        |

## PROPERTY OVERVIEW

Just under 4,000 sqft of Retail located at Britton and Waverly. Formerly a pawn shop and dispensary that still has shelving, cases, etc. Sitting on 1.4 Acres, MOL, room for parking or expansion. Approved by the OMA for Dispensary and Processing.

Located approximately 1 1/2 Miles west of Broadway Extension. SE Corner of Britton Road and Waverly next to Sonic.



## PROPERTY HIGHLIGHTS

- Approved by OMA for Dispensary and Processing
- 3917 sqft
- Formally a Pawn Shop and Dispensary
- Next door to Sonic
- 1.9 Miles from Hefner Parkway Hwy

## DEMOGRAPHICS

|                   | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 4,844    | 30,855   | 74,804   |
| Total Population  | 12,154   | 68,630   | 165,998  |
| Average HH Income | \$65,483 | \$71,804 | \$67,422 |

## MONICA ANN

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