



820 SW 4th Street, Moore, OK 73160



### PROPERTY DESCRIPTION

Zoned for a variety of retail and commercial services, professional offices, and medical facilities. These lots can be combined or sub-divided. SSM Health newly opened. The proximity to daytime and evening traffic make it excellent for retail & office development. These lots are pad ready and have utilities to site

### LOCATION DESCRIPTION

Multiple size lots available in Central Moore, SW 4th Street frontage and less than one mile from I-35. These lots are surrounded by retail and residential development.

### PROPERTY HIGHLIGHTS

- Surrounded by Residential Development
- 4th Street Frontage - High VPD count
- Perfect Retail Development Opportunity
- Utilities to Site
- Development Ready

### OFFERING SUMMARY

Sale Price:	\$13.50 / SF
Lot Size:	.56 to 3.36 Acres
Zoning:	C-2
Market:	Moore
Traffic Count:	22,000+/VPD

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,211	33,879	60,045
Total Population	14,103	82,449	148,687
Average HH Income	\$62,742	\$75,503	\$75,244

### Nick Tyler

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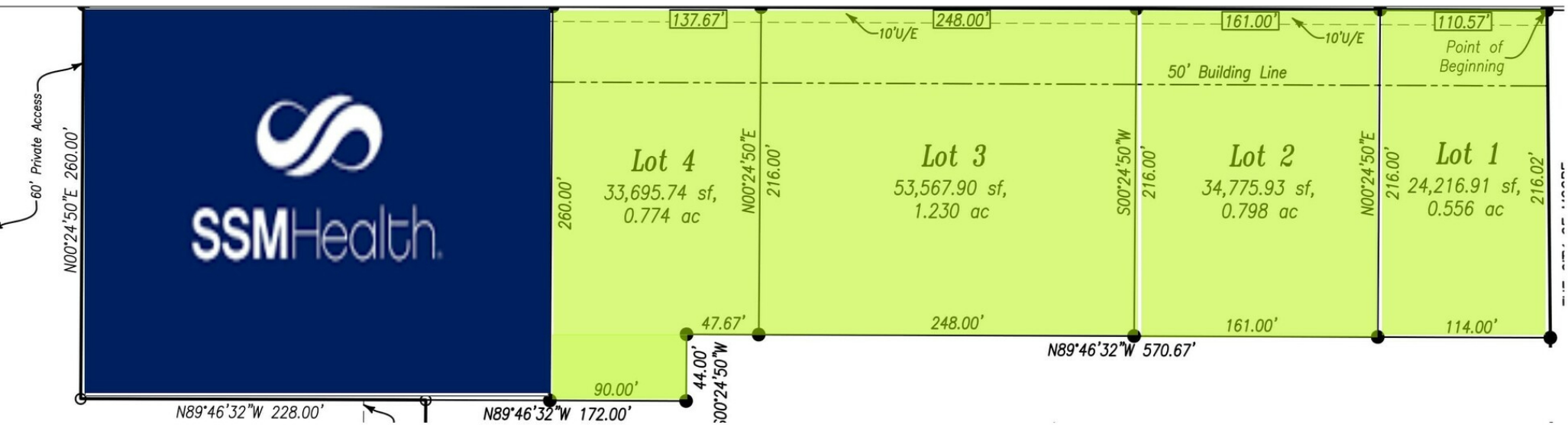


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## Site Plan



