

Sales Price: \$465,000



**896 County Road 1460**  
Ninnekah, Oklahoma 73067

**PROPERTY HIGHLIGHTS**

- Hard Corner Owner-Operator C-Store Opportunity
- Potential to Increase Inside Sales
- Potential for RV Rental Income



|          |                            |
|----------|----------------------------|
| TOTAL SF | 2,500 SF on 2.05 Acres MOL |
| BUILT    | 1975                       |
| ZONED    | Commercial                 |

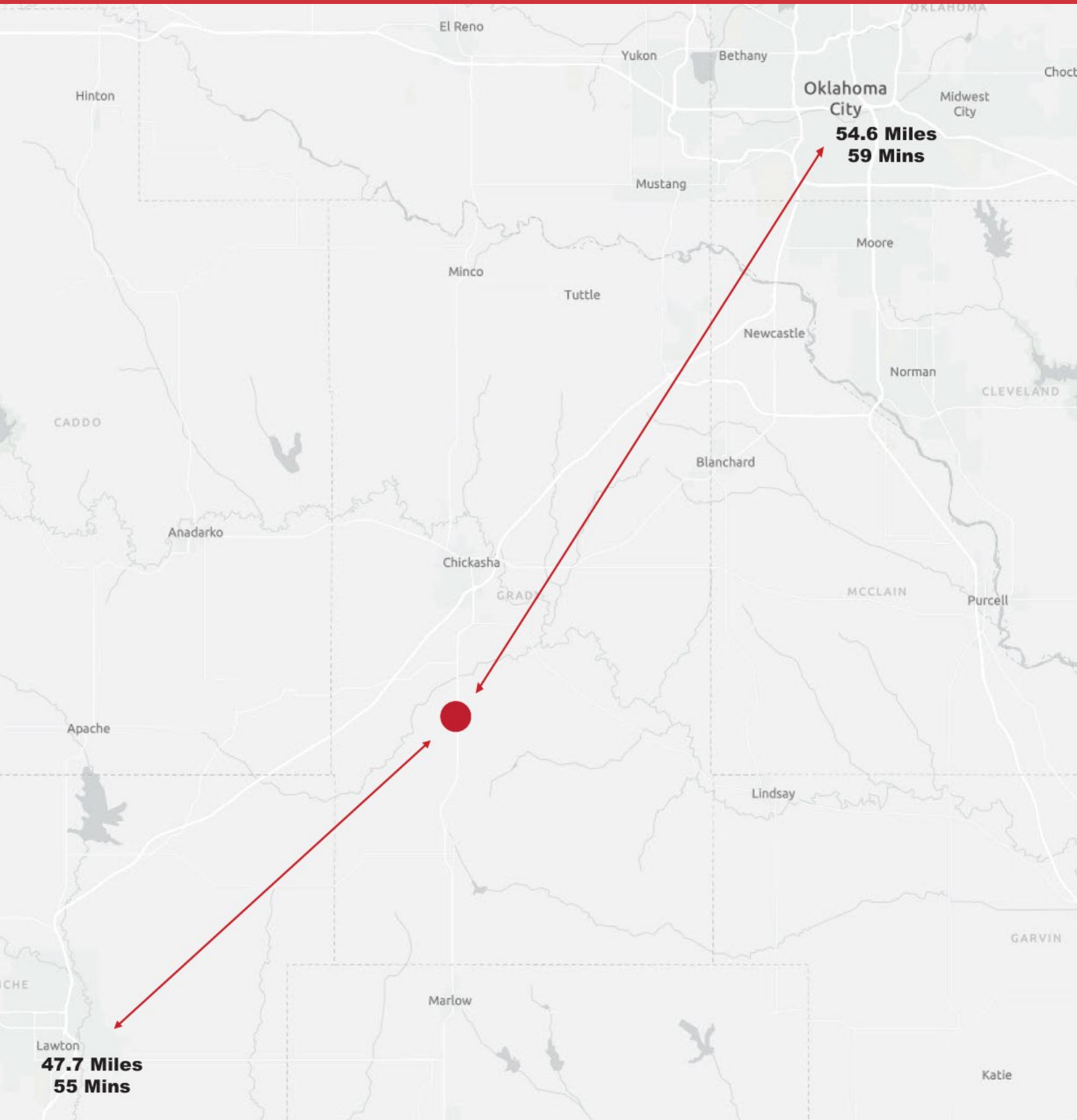
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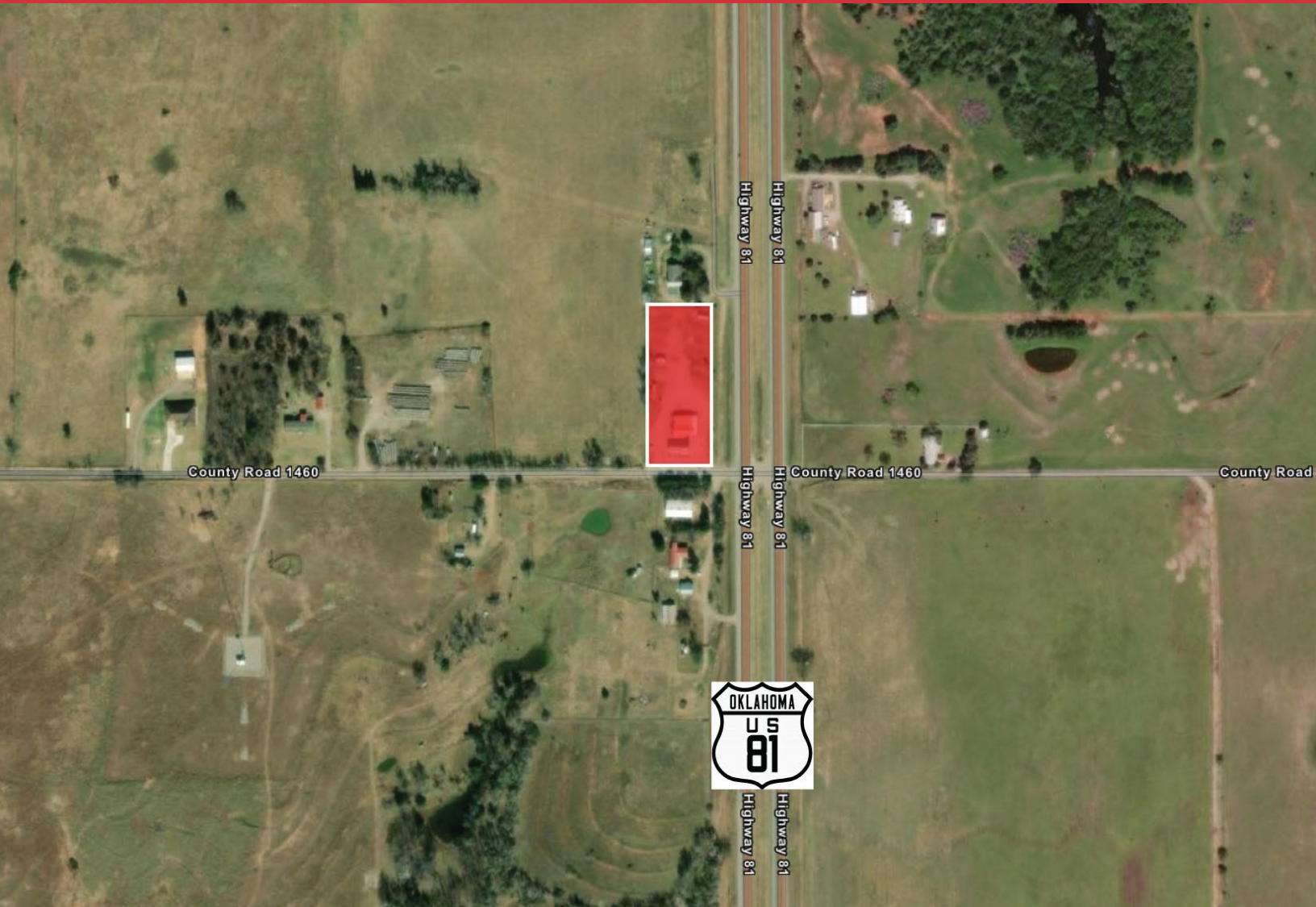
**54.6 Miles  
59 Mins**

**47.7 Miles  
55 Mins**

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|                          |                     |                      |                      |
|--------------------------|---------------------|----------------------|----------------------|
| Population               | 1 Mile:<br>122      | 3 Miles:<br>446      | 5 Miles:<br>1,533    |
| Average Household Income | 1 Mile:<br>\$62,006 | 3 Miles:<br>\$63,974 | 5 Miles:<br>\$68,785 |
| Total Households         | 1 Mile:<br>43       | 3 Miles:<br>186      | 5 Miles:<br>604      |

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