



CREEK|CRE

RETAIL SPACE FOR SALE

# 2221 S CENTRAL AVE

Oklahoma City, OK 73129

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OFFERING MEMORANDUM | JUNE 11, 2026



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DEMOGRAPHICS	12	the property, compliance or lack of compliance with applicable governmental requirements,
ADVISOR BIOS	14	developability or suitability, financial performance of the property, projected financial performance of the property for any party’s intended use or any and all other matters.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Creek Commercial Realty, LLC in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY

Chris Castro, Associate

Kaydn Kahkesh, Associate



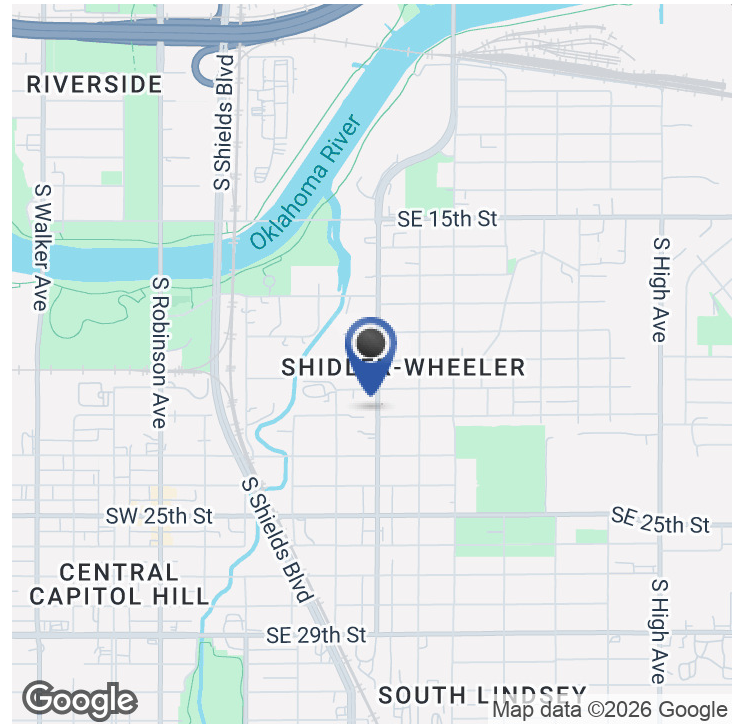
## SECTION 1

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# PROPERTY INFORMATION



# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$220,000
Building Size:	1,569 SF
Available SF:	
Lot Size:	6,935 SF
Number of Units:	1
Price / SF:	\$140.22
Year Built:	1946
Zoning:	C-4
Market:	Oklahoma City Metro
Submarket:	South Oklahoma City

## PROPERTY OVERVIEW

Envision your ideal Retail/Restaurant venture in this prime property, boasting a 1,569 SF building with a single unit, exuding timeless charm from its 1946 construction. Zoned C-4, this strategically located gem offers an exceptional opportunity for Retail/Restaurant investors seeking a foothold in the thriving Oklahoma City Metro area. With ample space for creativity and customization, the property presents a canvas for innovative concepts and standout culinary experiences. Don't miss the chance to make your mark in this dynamic market with the potential to captivate patrons and drive business success.

## PROPERTY HIGHLIGHTS

- 1,569 SF building
- Single unit
- Built in 1946
- Zoned C-4
- Strategic location in Oklahoma City Metro area



## PROPERTY DESCRIPTION



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### LOCATION DESCRIPTION

Discover the bustling heart of the Oklahoma City Metro market, where the property is surrounded by a diverse range of attractions. Nearby, you'll find the vibrant Bricktown Entertainment District, the popular OKC Outlets, and the dynamic Stockyards City Main Street. For Retail/Restaurant investors, this prime location offers access to thriving commercial centers, providing an outstanding opportunity to capitalize on the city's robust consumer market. With a compelling mix of shopping, dining, and entertainment options, the area beckons investors to become a part of Oklahoma City's dynamic retail and culinary landscape.



## COMPLETE HIGHLIGHTS



### PROPERTY HIGHLIGHTS

- 1,569 SF building
- Single unit
- Built in 1946
- Zoned C-4
- Strategic location in Oklahoma City Metro area





ADDITIONAL PHOTOS



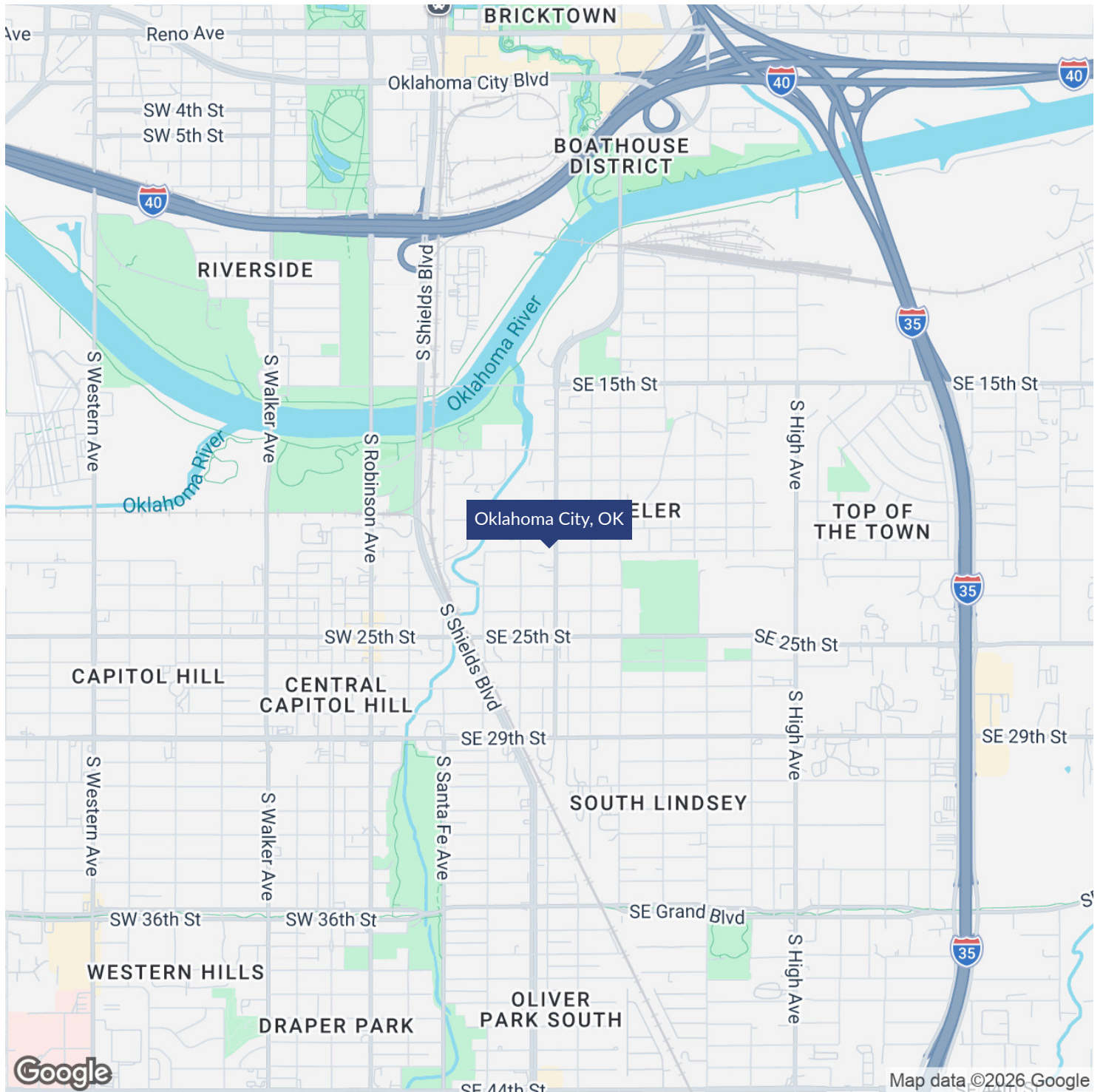
SECTION 2

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# LOCATION INFORMATION

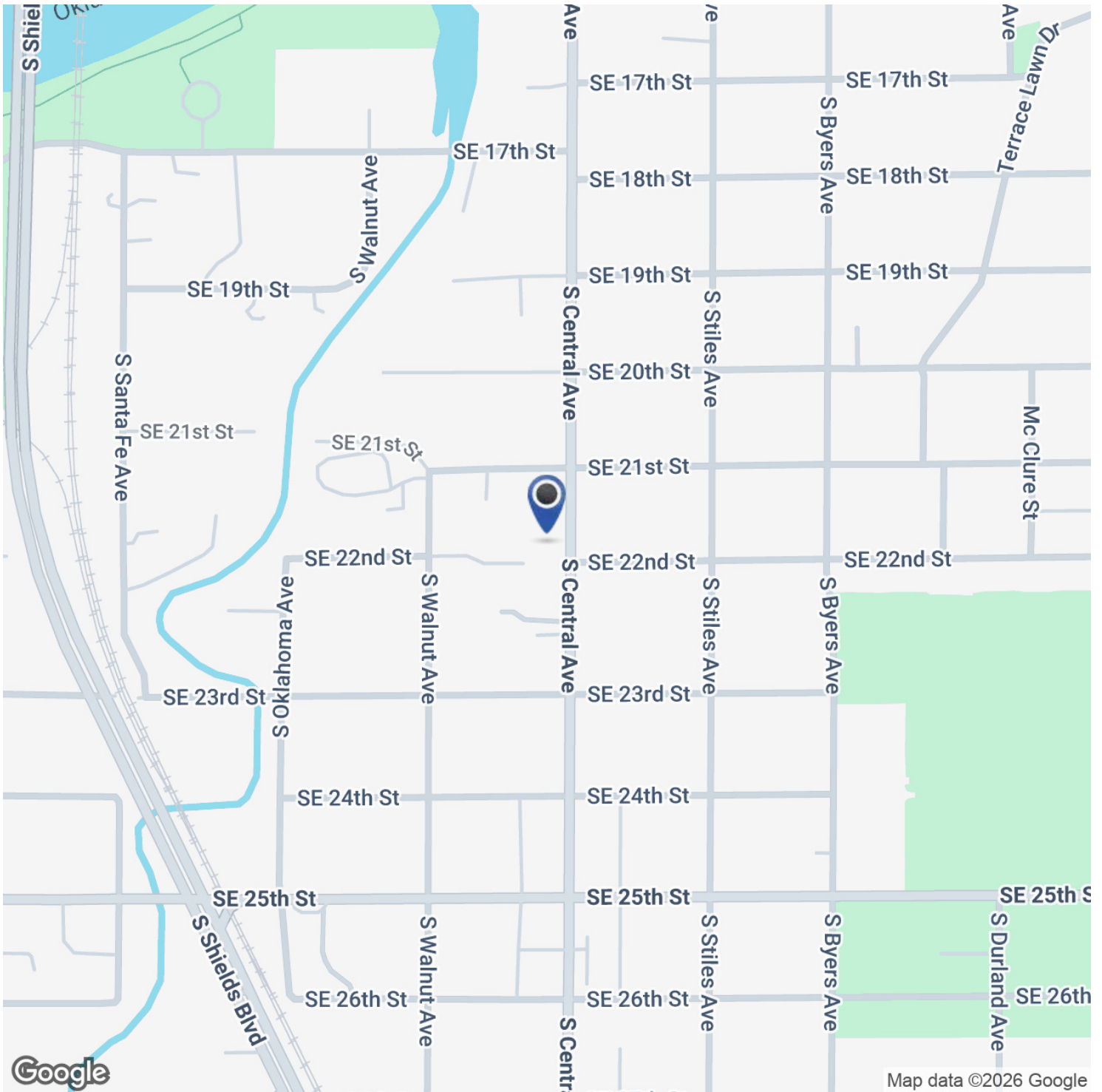


# REGIONAL MAP



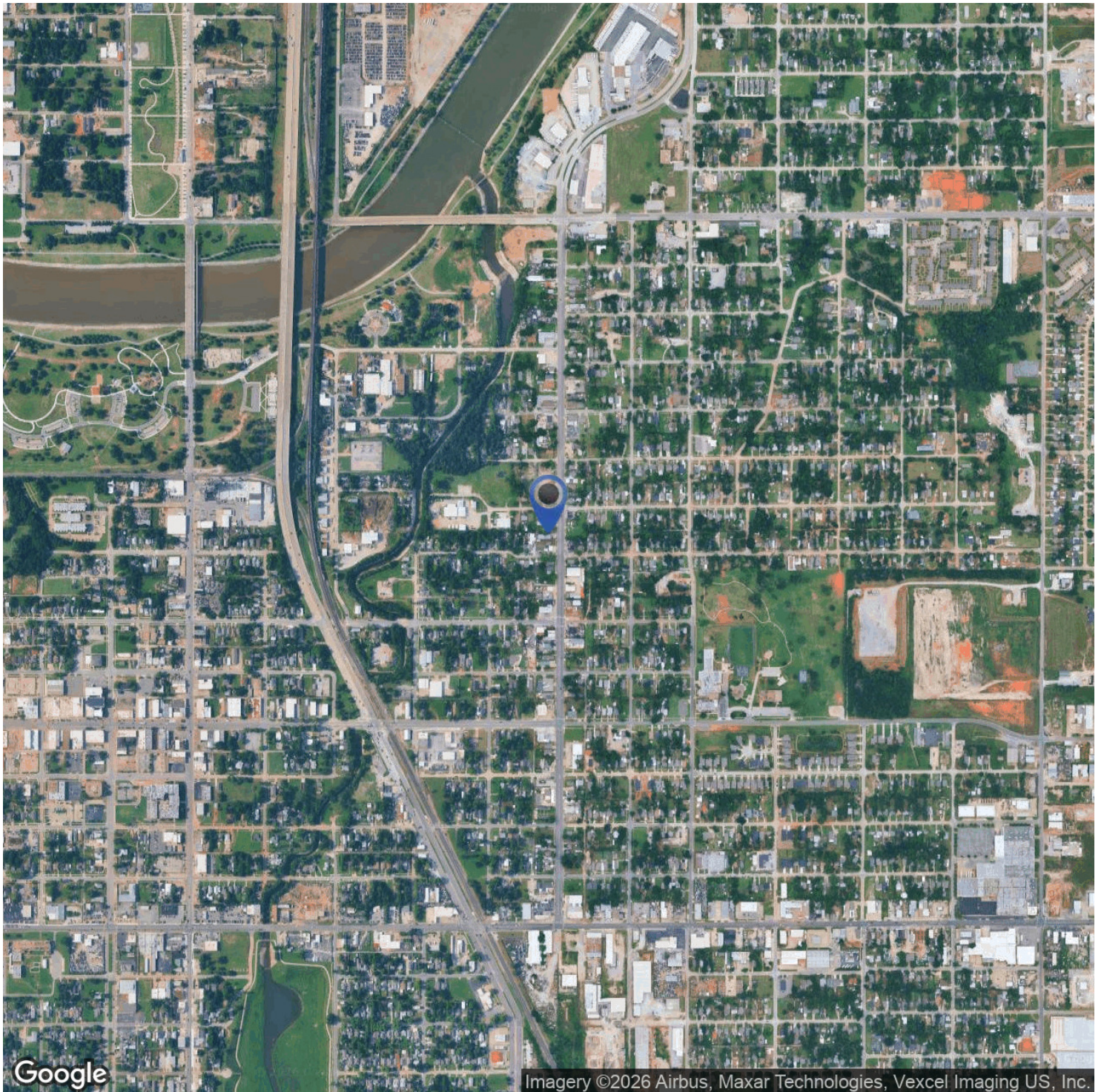


# LOCATION MAP





# AERIAL MAP





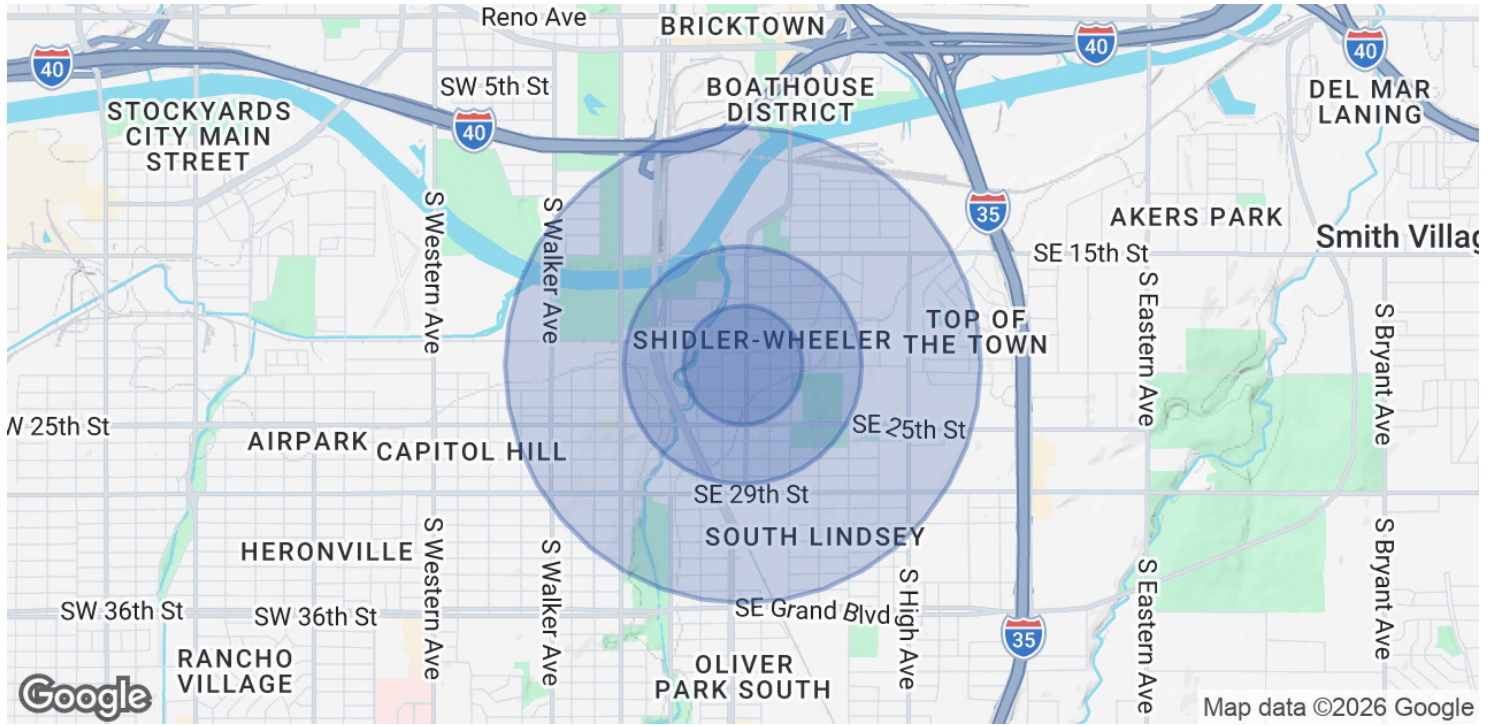
## SECTION 3

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# DEMOGRAPHICS



# DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	374	2,143	8,658
Average Age	50.0	37.8	32.2
Average Age (Male)	50.0	37.4	29.7
Average Age (Female)	49.7	37.0	32.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	151	769	2,960
# of Persons per HH	2.5	2.8	2.9
Average HH Income	\$80,448	\$64,930	\$53,587
Average House Value	\$372,524	\$219,346	\$134,239

2023 American Community Survey (ACS)



## SECTION 4

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# ADVISOR BIOS

## ADVISOR BIO 1



### CHRIS CASTRO

Associate

[chris@creekcre.com](mailto:chris@creekcre.com)

Direct: 405.317.0627

### PROFESSIONAL BACKGROUND

Chris Castro joined Creek CRE in April 2026 as an Associate, bringing a dynamic blend of creative perspective and hands-on real estate experience. Prior to joining Creek CRE, he served as an Office Specialist at Pivot Real Estate Brokerage, where he built a strong foundation in transaction coordination, client relations, and the day-to-day operations of a brokerage.

Chris earned a degree in Visual Communication from the University of Oklahoma, developing a sharp eye for branding, marketing, and visual storytelling. He leverages these skills to position properties strategically and communicate value clearly and effectively to clients.

Fluent in Spanish, Chris connects with a diverse client base and delivers a more inclusive, accessible experience throughout every stage of the transaction.

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## ADVISOR BIO 2



**KAYDN KAHKESH**

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