

FOR SALE

1.27 Acre Walmart Outparcel

RETAIL



PROPERTY INFO

3100 EAST 1ST STREET
CHANDLER, OK 74834
STORE #387

- + IP Zoning
- + Ideal for typical pad site users, retail, or restaurant with drive-thru
- + Hard corner outparcel
- + 336' of frontage on E 1st Street (Highway 66) and 248' on Industrial Road
- + 1.27 AC; 55,321 SF Lot



Total Population

5 Minutes	2,307
10 Minutes	5,805
15 Minutes	10,580

Number of Households

5 Minutes	861
10 Minutes	2,229
15 Minutes	4,054

Average HH Income

5 Minutes	\$61,531
10 Minutes	\$63,857
15 Minutes	\$64,910

Source: Esri, 2020 Estimates

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www.cbre.us/walmart



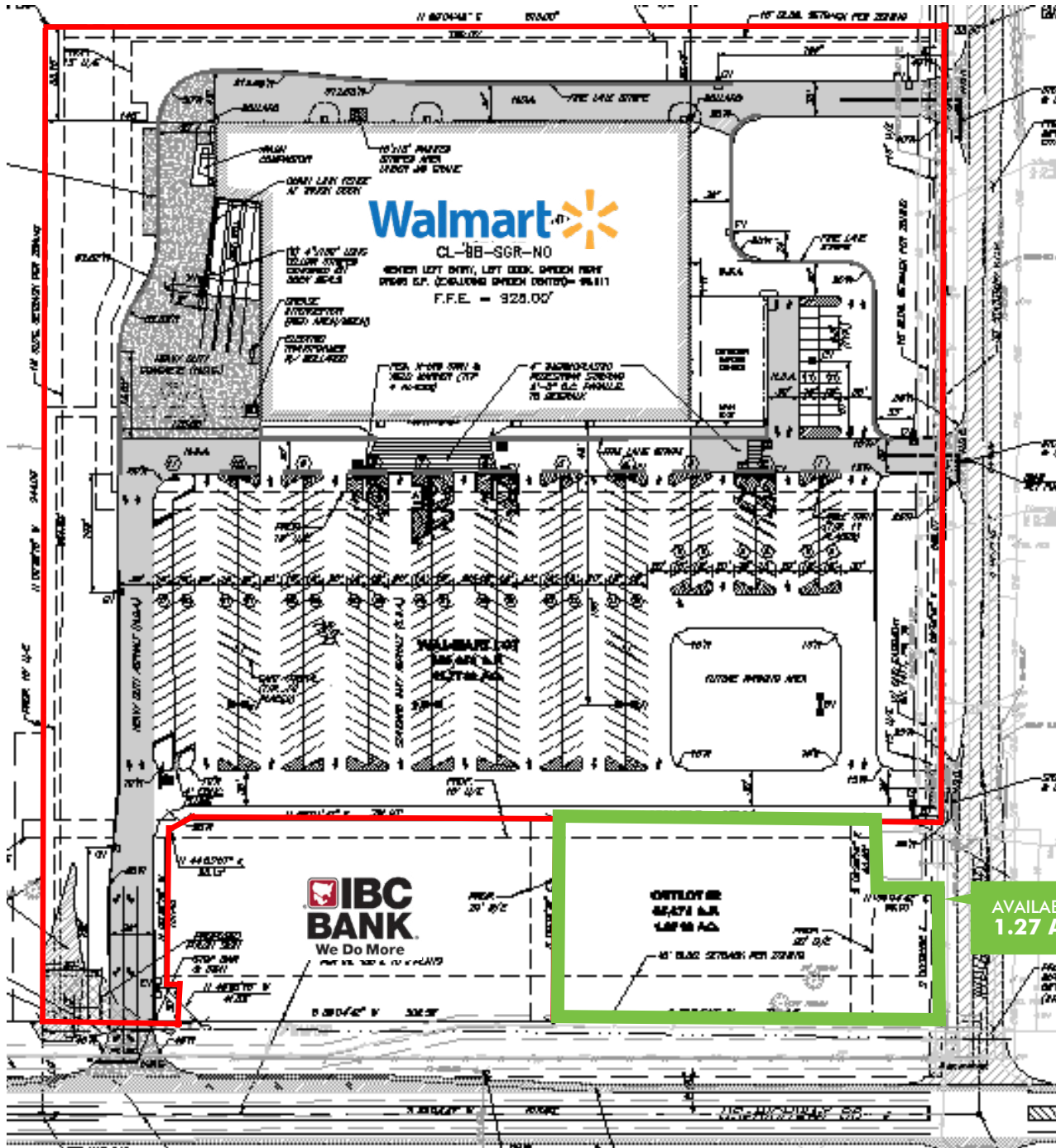
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SITE PLAN



AVAILABLE
1.27 AC

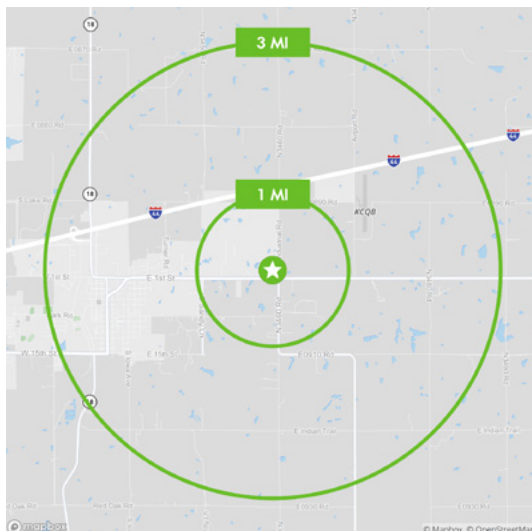
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RETAIL TRADE AREA



2020 Demographics

	1 Mile	3 Miles	5 Miles
Total Population	185	3,870	6,034
Number of Households	68	1,477	2,318
Average HH Income	\$66,871	\$62,257	\$63,878

Source: Esri, 2020 Estimates