# Executive Summary




## Details

| | |
|---|---|
| Lease Rate: | $16 SF/yr (NNN) |
| Number of Units: | 1 |
| Available SF: | 3,000 SF |
| Cross Streets: | SW 2nd St & Klein Ave. |
| Renovated: | 2023 |

## Highlights

- Two full commercial kitchens — vent hoods, prep stations, all health-code compliant
- Turnkey second-generation restaurant — move-in ready
- Flexible concept: continue catering / to-go, or re-activate the interior for dining-room seating
- Original dining room converted to catering / to-go during COVID — keep one kitchen and rework the rest
- Roll-up glass garage-door storefront with covered patio
- Local owner invested in the growth of the Farmers Market District

## Overview

Rare turnkey restaurant opportunity in the heart of Oklahoma City's historic Farmers Market District. This 3,000 SF freestanding building features two full commercial kitchens — each with vent hoods and prep stations, all health-code compliant. The original restaurant operated a dining room before converting during COVID to a catering and to-go model, giving a new operator two clear paths: continue the efficient catering / to-go format, or rework the space, keep one kitchen, and re-activate the interior for dining-room seating. A signature roll-up glass garage-door storefront opens to a covered patio. The owner is local and deeply invested in the continued growth of the Farmers Market District. Walkable to Lively Beerworks and the OKC Farmers Public Market, with downtown skyline views and quick access to I-40 and I-35.

**AARON DIEHL**
405.651.3308
adiehl@creekpe.com

**KAYDN KAHKESH**
405.401.3297
kkahkesh@creekpe.com












**AARON DIEHL**
405.651.3308
adiehl@creekpe.com

**KAYDN KAHKESH**
405.401.3297
kkahkesh@creekpe.com



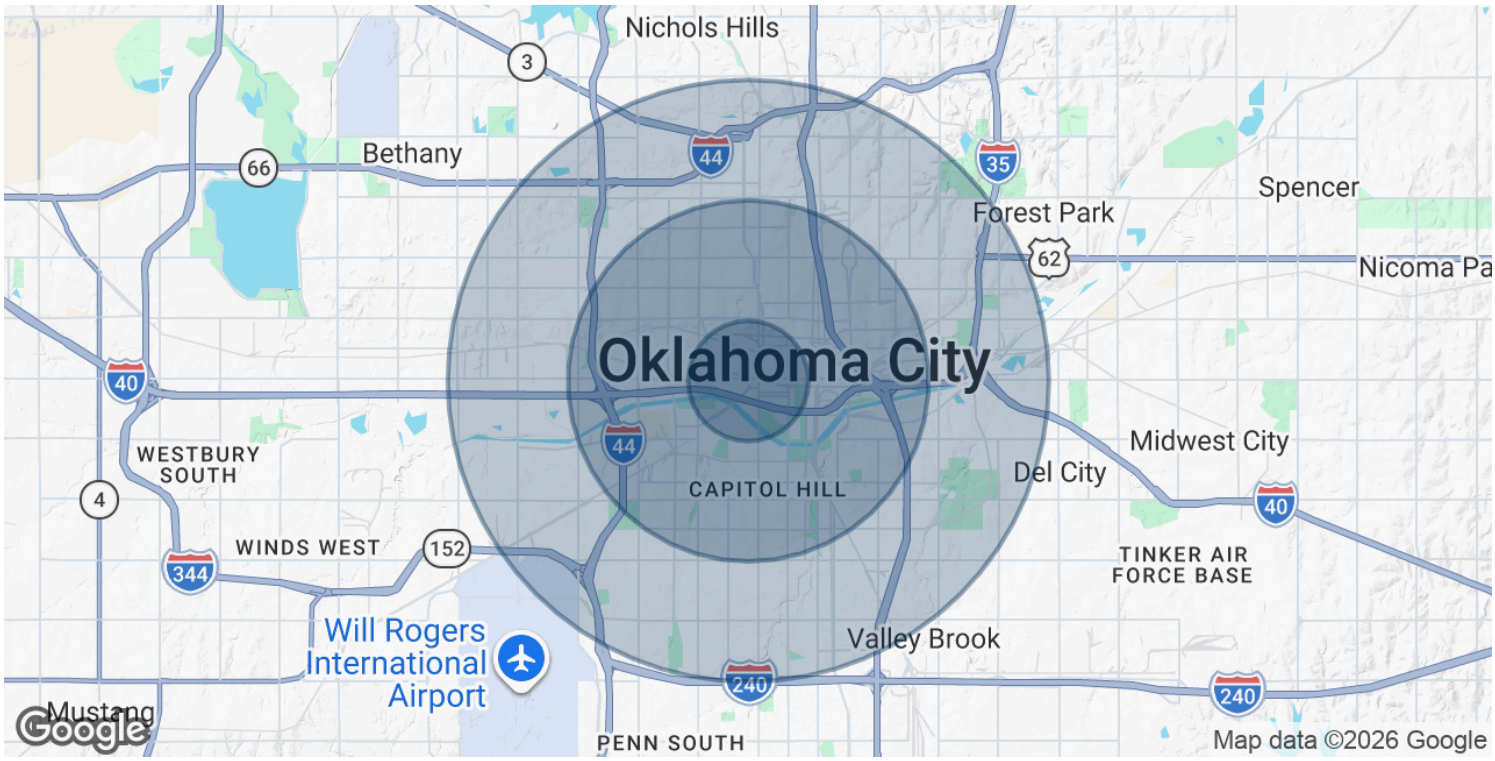




**AARON DIEHL**
405.651.3308
adiehl@creekpe.com

**KAYDN KAHKESH**
405.401.3297
kkahkesh@creekpe.com

# Demographics Map & Report




| Population | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| Total Population | 6,745 | 86,491 | 230,649 |
| Average Age | 30.6 | 31.8 | 33.0 |
| Average Age (Male) | 32.3 | 31.9 | 32.5 |
| Average Age (Female) | 31.8 | 32.3 | 33.8 |

| Households & Income | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| Total Households | 1,927 | 38,148 | 100,625 |
| # of Persons per HH | 3.5 | 2.3 | 2.3 |
| Average HH Income | $49,405 | $51,844 | $48,962 |
| Average House Value | $92,233 | $123,998 | $110,201 |

*2020 American Community Survey (ACS)* *10232026*

**AARON DIEHL**
405.651.3308
adiehl@creekpe.com

**KAYDN KAHKESH**
405.401.3297
kkahkesh@creekpe.com