CREEK PRICE EDWARDS



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Executive Summary



Details

Sale Price:	Call for Pricing
Lease Rate:	$140,000 per year **(absolute NNN)**
Available SF:	2,110 SF
Lot Size:	1.15 Acres
Building Size:	2,110 SF
Cross Streets:	NE 23rd & Harper St

Highlights

- Former Wendy's (Store #268), 2nd-generation QSR with a double drive-thru
- About 2,110 SF building on about 1.15 acres
- Outparcel to Walmart Supercenter, with shared access in a signalized, Walmart-anchored center
- Frontage on busy NE 23rd Street / US-62
- Lease rate: $140,000 per year, absolute NNN
- Plenty of on-site parking and stacking, with eye-catching modern architecture

Overview

A second-generation drive-thru, ready for your concept, in Choctaw's main retail hub.

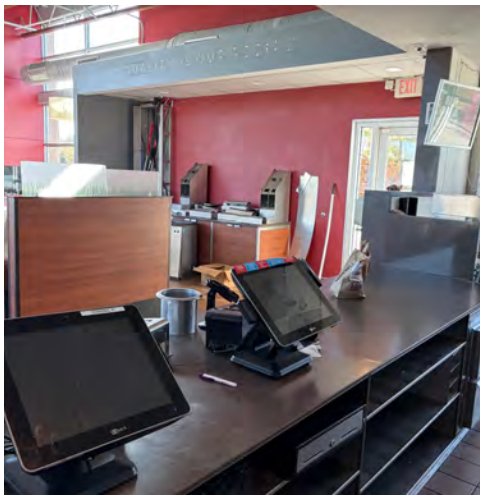
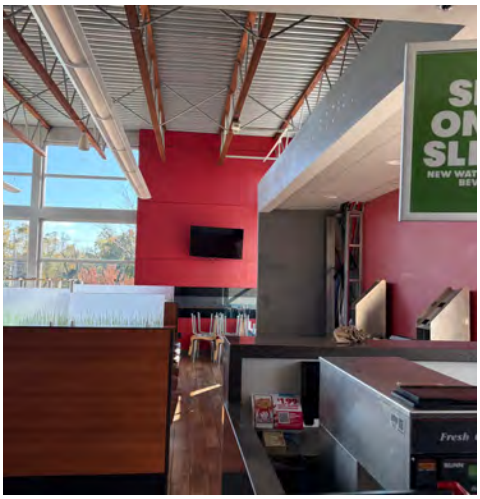
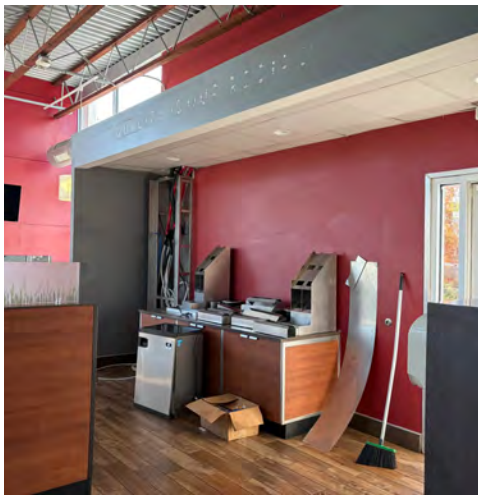
This is a former Wendy's: a free-standing restaurant of about 2,110 SF on roughly 1.15 acres, with a double drive-thru. It's a pad site inside The Markets at Choctaw, a Walmart-anchored regional shopping center at the signalized intersection of NE 23rd Street & Market Boulevard. The building has a modern glass storefront with floor-to-ceiling windows and a tall tower element, so it stands out from the road. The two drive-thru lanes are built for today's off-premise business: more cars through the window, shorter wait times, and room for a separate mobile-order or pickup lane.

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Additional Photos



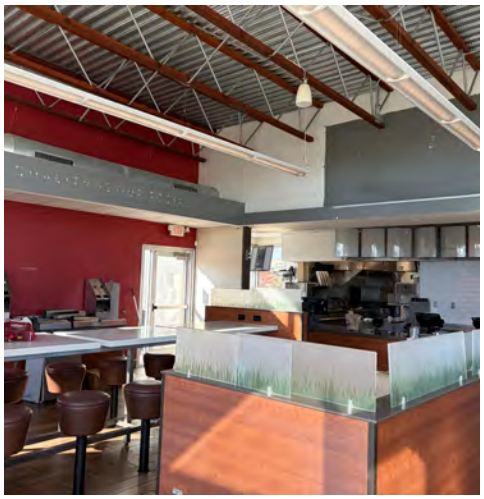


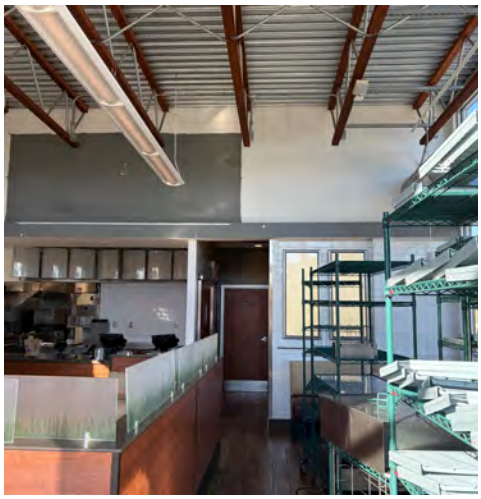






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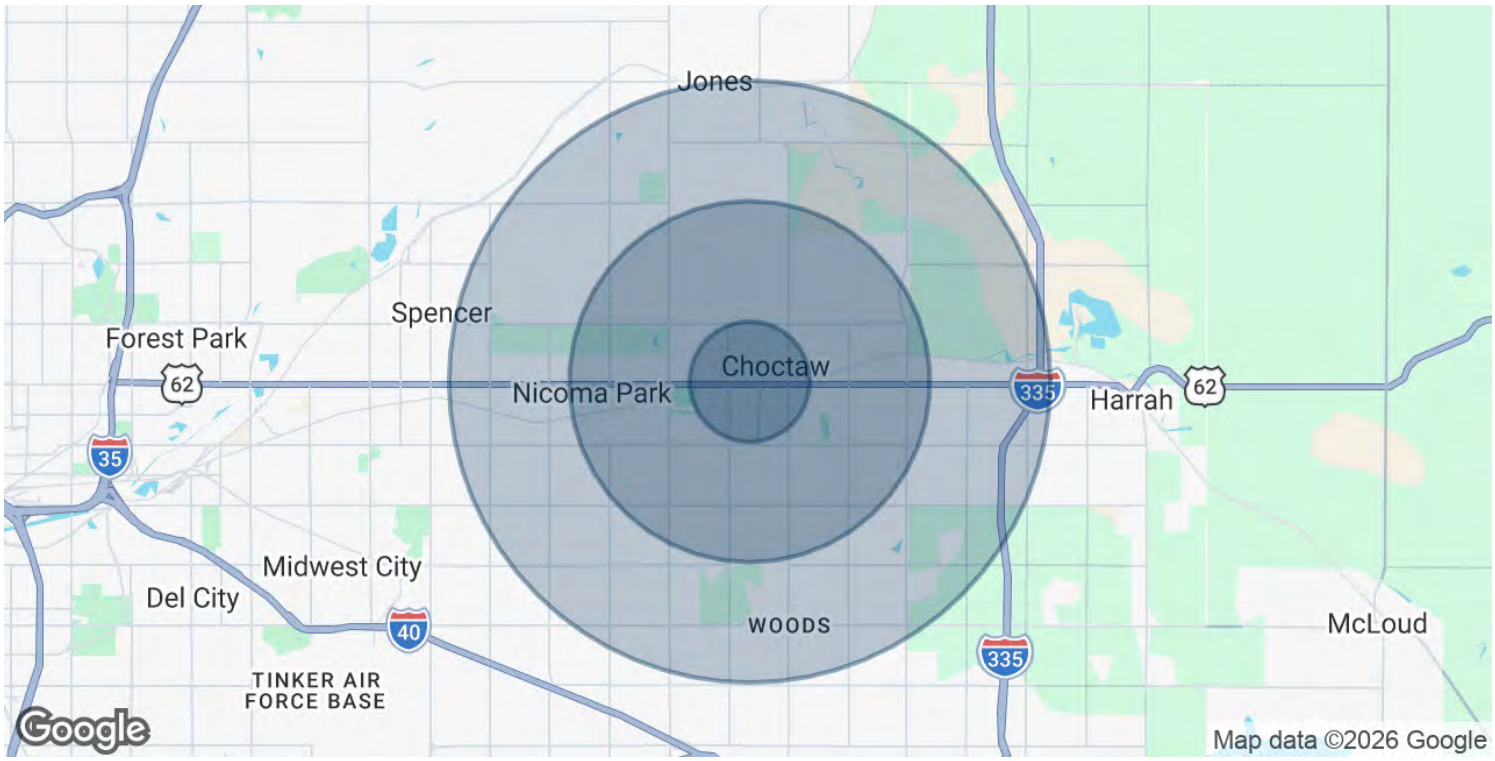
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Location Map



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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	1,914	12,581	40,687
Average Age	35.5	40.1	40.1
Average Age (Male)	29.5	35.1	37.1
Average Age (Female)	41.8	43.6	42.0

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	613	4,488	15,015
# of Persons per HH	3.1	2.8	2.7
Average HH Income	$90,673	$107,860	$100,274
Average House Value	$187,517	$224,418	$222,514

2023 American Community Survey (ACS)

11242026

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