Executive Summary



Details

Sale Price:	$2,000,000
Lease Rate:	$12 - 17.50 SF/yr (NNN)
NNN Rate:	$5.08 SF/yr
Available SF:	5,269 - 7,972 SF
Building SF:	7,972 SF
Lot Size:	1.56 Acres
Year Built:	1995
Zoning:	C-3

Highlights

- For Sale or Lease
- Can Be Sold Individually or Apart of Portfolio
- Large Vent Hood
- Multiple Walk In Coolers and Freezers
- Surrounded by Dozens of Hotels
- Close Proximity to Airport
- Ample Parking
- Heavy Traffic Counts 24/7

Overview

Formerly Zio's Italian, this 2nd generation restaurant is located on the gateway to Oklahoma City. S Meridian Ave is the main thoroughfare connecting Will Rogers Airport to Downtown OKC. Surrounded by hotels and entertainment, this restaurant space provides strong curb appeal that is conducive to redevelopment or conversions.

AJ TOLBERT
630.843.1989
atolbert@creekpe.com

ADEN STRUBLE
405.210.3910
astruble@creekpe.com

CALE MYERS
650.229.2251
cmyers@creekpe.com

Additional Photos









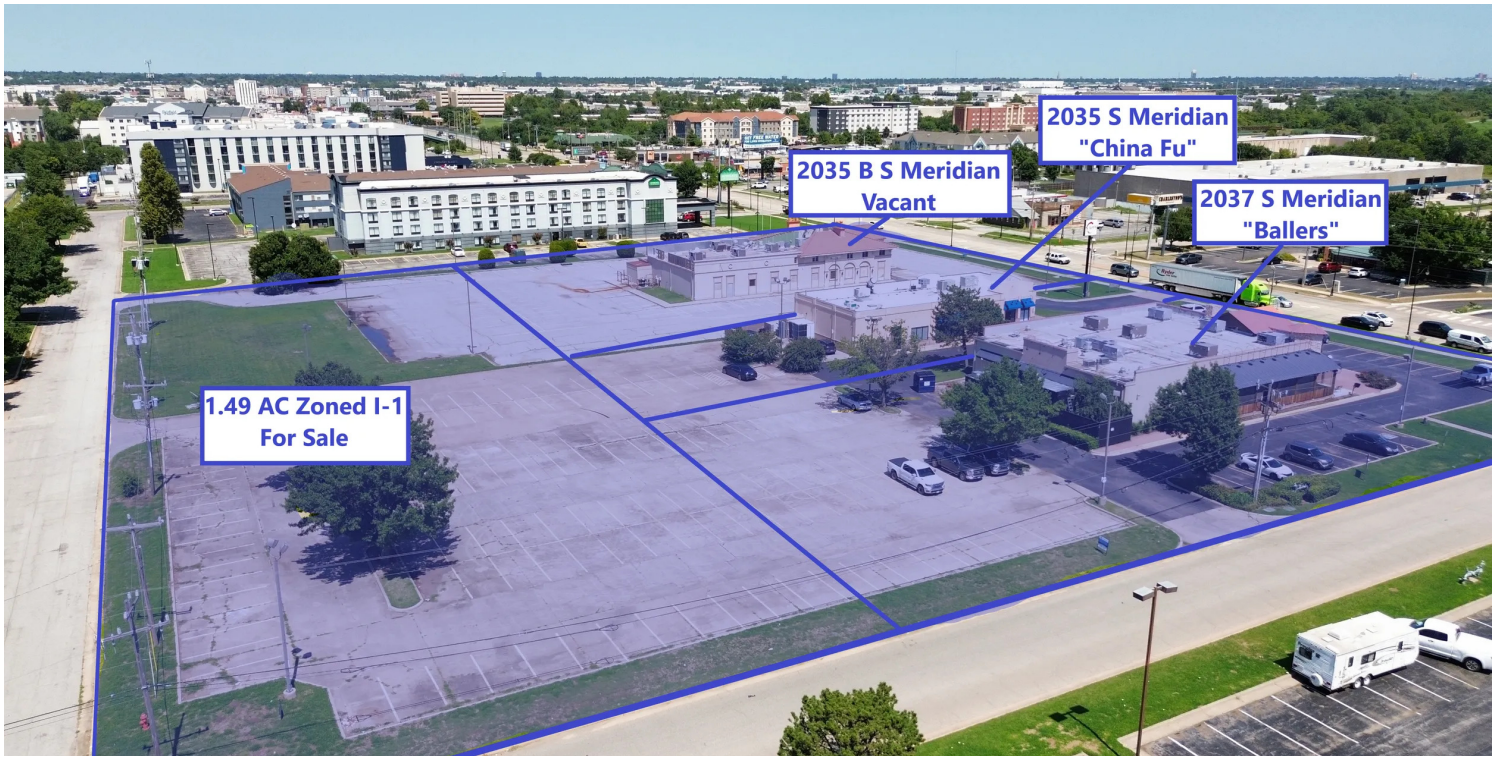
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SURROUNDING AREA | A PART OF A FOUR PROPERTY PORTFOLIO





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Location Map

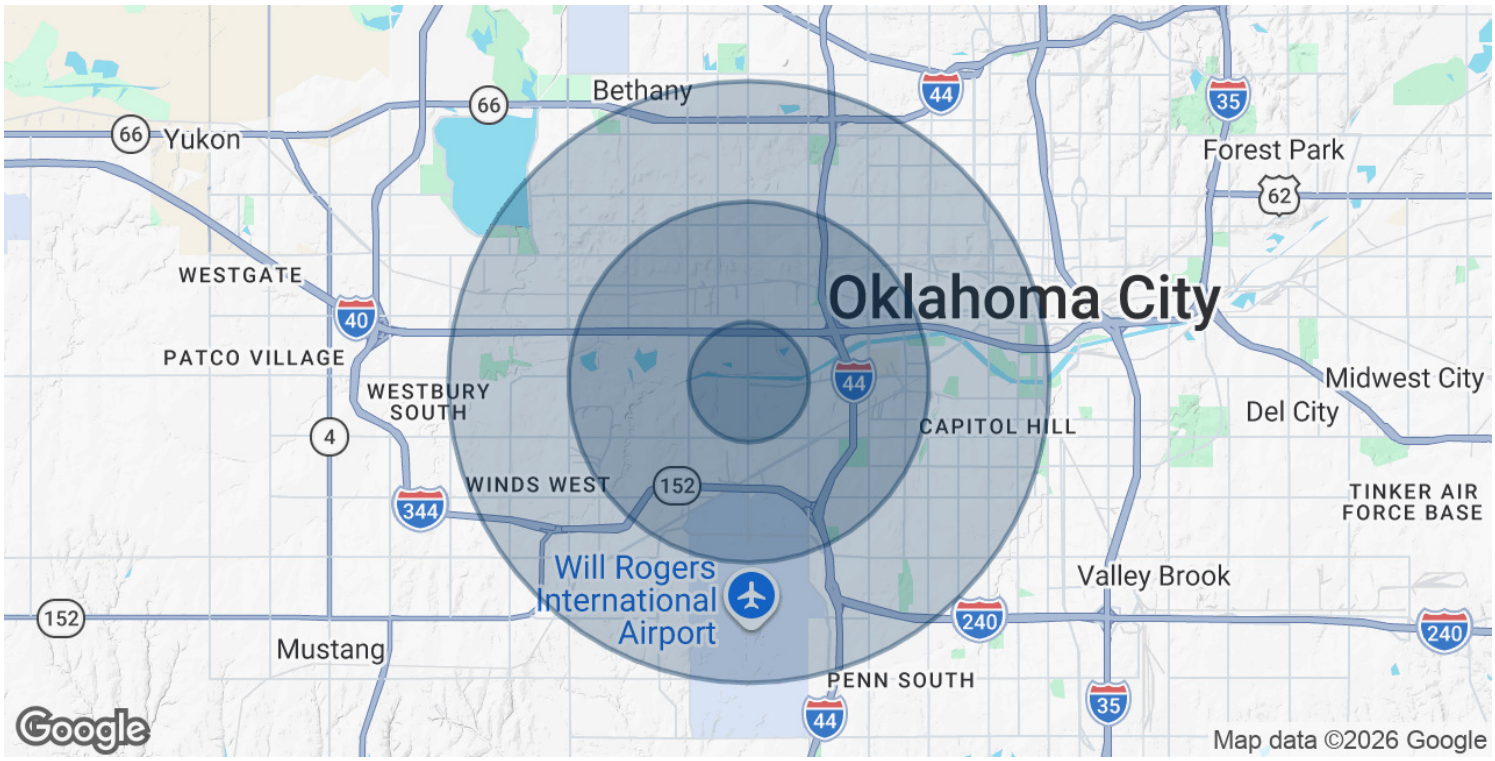


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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	2,167	44,584	193,581
Average Age	36	34	36
Average Age (Male)	36	34	35
Average Age (Female)	37	35	37

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	907	16,310	72,149
# of Persons per HH	2.4	2.7	2.7
Average HH Income	$76,021	$54,057	$65,001
Average House Value	$107,046	$123,370	$177,616

2020 American Community Survey (ACS) *10262026*

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