

Executive Summary



Details

Sale Price:	\$995,000
Price / SF:	\$205.88 SF
Number of Units:	1
Lot Size:	23,087 SF
Building Size:	4,833 SF
Year Built:	2002

Highlights

- Asset Can be Sold Individually or Apart of Portfolio
- Regional Draw

Overview

Freestanding 4,833 SF second generation restaurant building on a 23,087 SF lot along S Meridian, the main corridor connecting Will Rogers World Airport to Downtown OKC. Built in 1985 with 25 surface parking spaces and pylon signage on a stretch carrying over 25,000 VPD. The immediate trade area is hotel driven, with national credit retail, restaurants, and travel demand feeding the corner year round. Existing restaurant infrastructure makes this a strong fit for an owner user QSR, fast casual, or full service concept, or for an investor buying a hard corner building on an infill corridor with limited new restaurant supply.

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



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

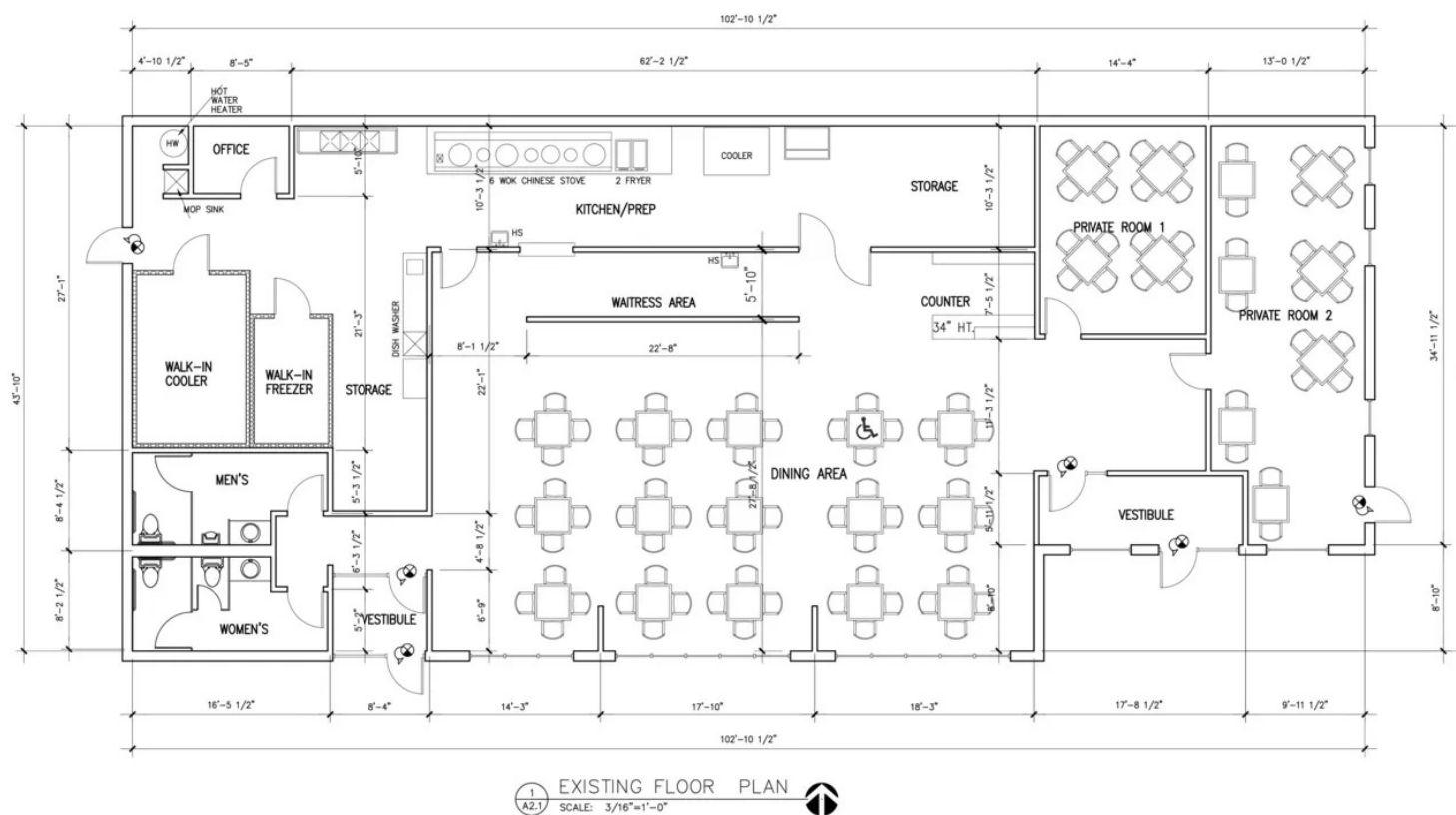


AJ TOLBERT
630.843.1989
atolbert@creekpe.com

ADEN STRUBLE
405.210.3910
astruble@creekpe.com

CALE MYERS
650.229.2251
cmyers@creekpe.com

Floor Plan

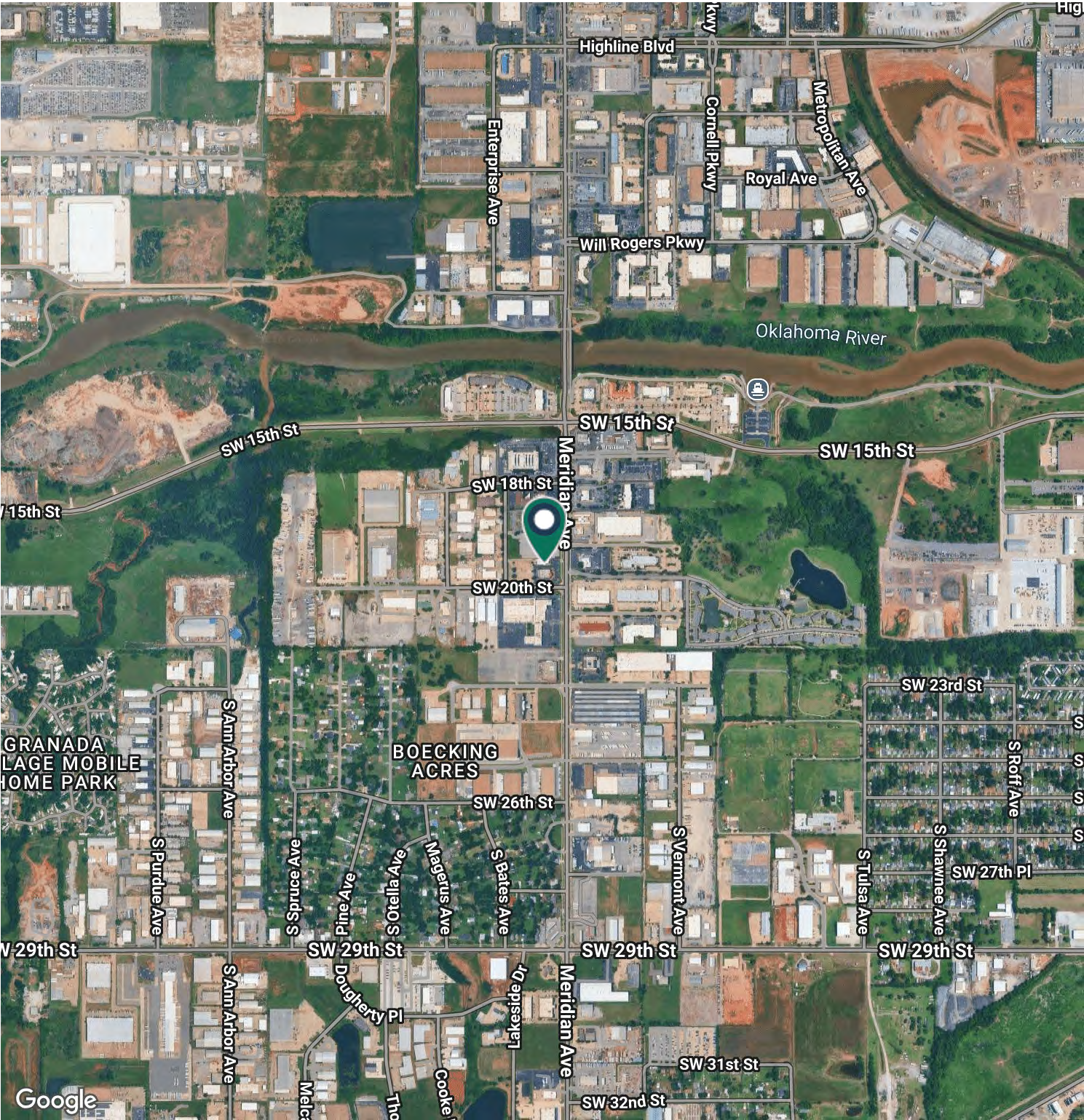


AJ TOLBERT
630.843.1989
atolbert@creekpe.com

ADEN STRUBLE
405.210.3910
astruble@creekpe.com

CALE MYERS
650.229.2251
cmyers@creekpe.com

Location Map

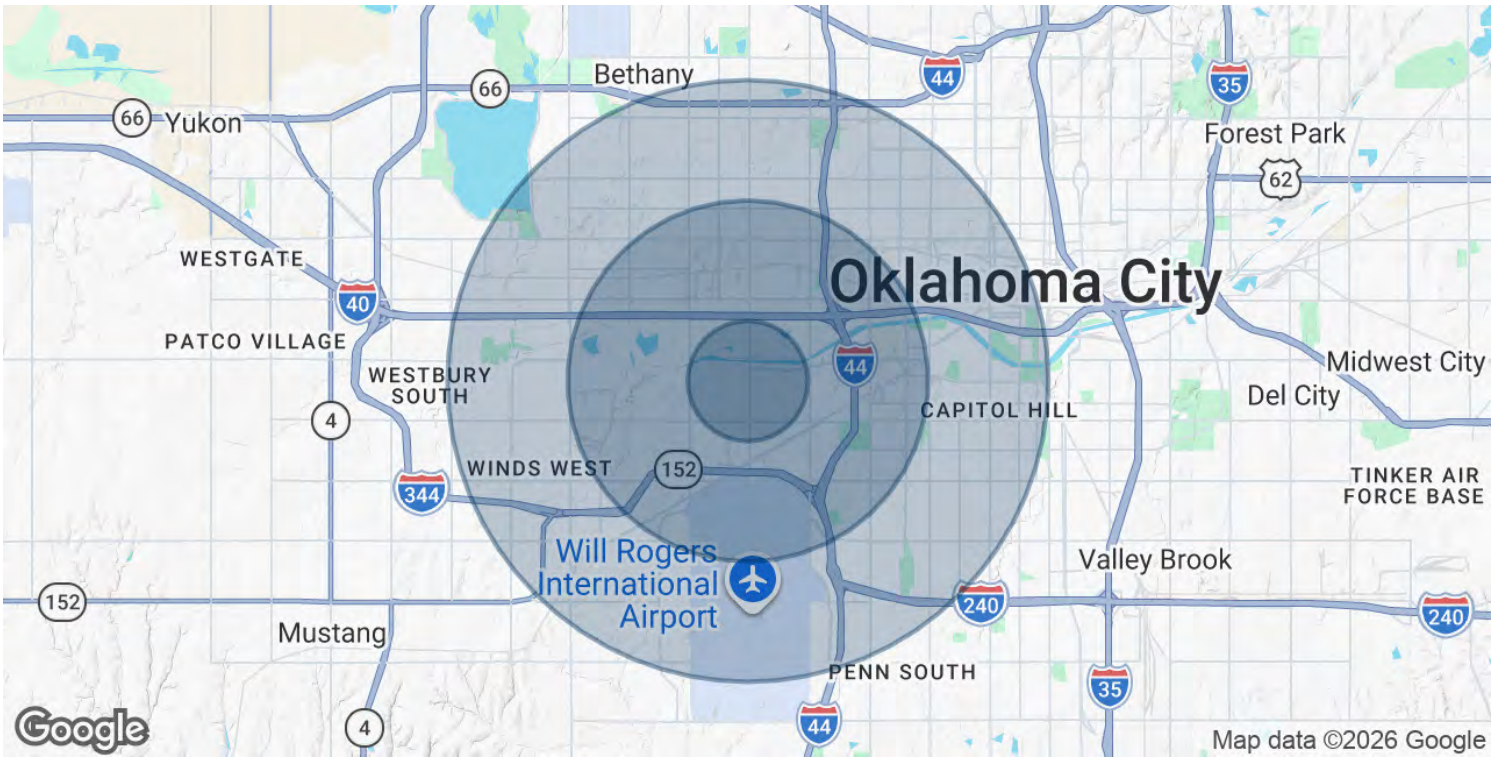


AJ TOLBERT
630.843.1989
atolbert@creekpe.com

ADEN STRUBLE
405.210.3910
astruble@creekpe.com

CALE MYERS
650.229.2251
cmyers@creekpe.com

Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	2,752	40,498	192,385
Average Age	36	34	36
Average Age (Male)	36	34	35
Average Age (Female)	37	35	36
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,135	14,670	71,414
# of Persons per HH	2.4	2.8	2.7
Average HH Income	\$77,523	\$52,507	\$65,391
Average House Value	\$99,940	\$118,087	\$177,666

2020 American Community Survey (ACS)

10262026

AJ TOLBERT
630.843.1989
atolbert@creekpe.com

ADEN STRUBLE
405.210.3910
astruble@creekpe.com

CALE MYERS
650.229.2251
cmyers@creekpe.com