

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Unique Second Generation QSR for lease or sale, located along the busy intersection of S Meridian and I-40. Along the thoroughfare entering and exiting Will Rogers International Airport, the former Burger King is highly visible and easily accessible from all directions. The property features a prominent monument sign, large billboard, drive thru, and ample parking.

PROPERTY HIGHLIGHTS

- For Lease or Sale
- Large Two-Sided Billboard with Leases in Place
- Monument Signage
- Drive Thru
- Ample Parking
- Large Seating Area
- Walk In Cooler and Freezer

OFFERING SUMMARY

Sale Price:	\$899,000
Lease Rate:	\$20.42 SF/yr (NNN)
Lot Size:	30,000 SF
Building Size:	2,880 SF
Price / SF:	\$312/SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	161	22,683	76,722
Total Population	344	59,919	202,072
Average HH Income	\$62,831	\$58,655	\$65,255

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ADEN STRUBLE

721 S MERIDIAN AVE
721 SOUTH MERIDIAN AVENUE | OKLAHOMA CITY, OK 73108

LOCATION



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ADDITIONAL PHOTOS



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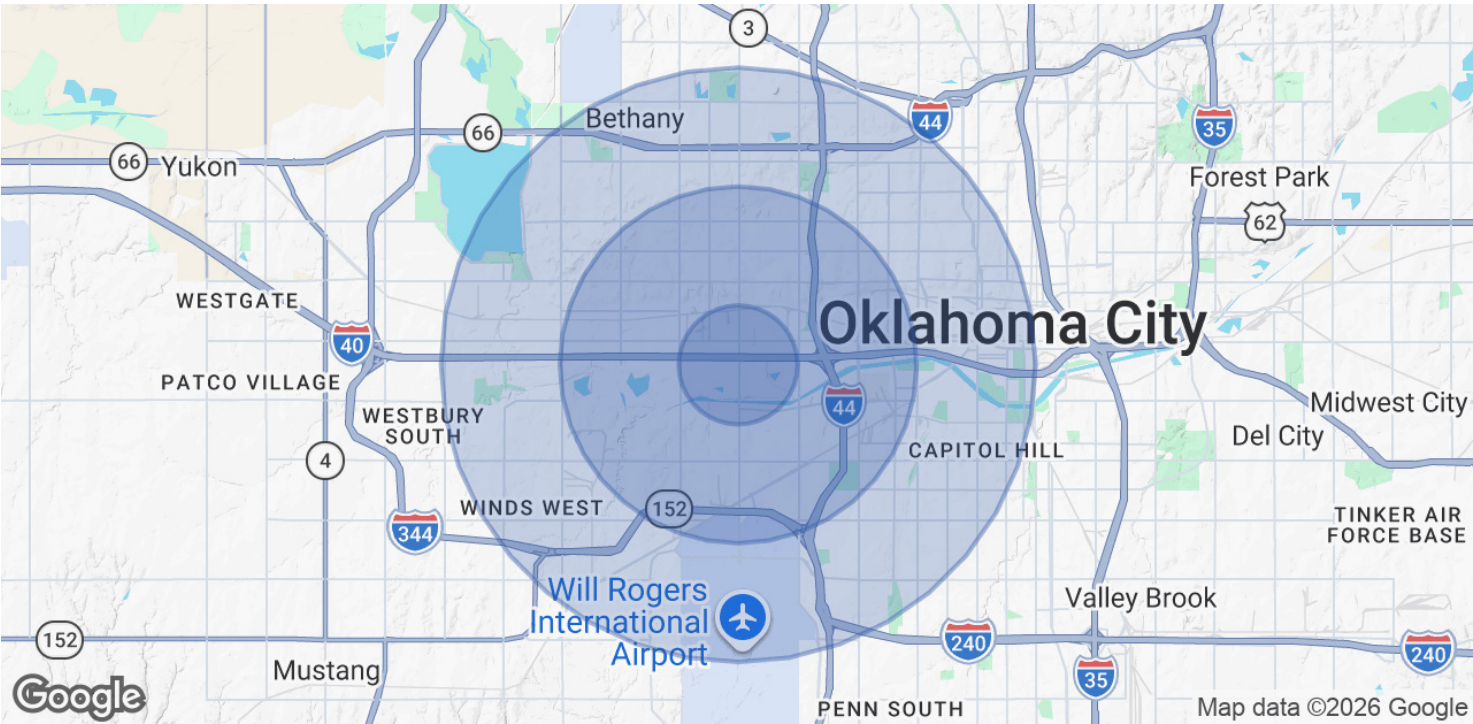
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	344	59,919	202,072
Average Age	37	35	36
Average Age (Male)	37	35	35
Average Age (Female)	38	36	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	161	22,683	76,722
# of Persons per HH	2.1	2.6	2.6
Average HH Income	\$62,831	\$58,655	\$65,255
Average House Value	\$369,187	\$144,074	\$180,833

2020 American Community Survey (ACS)

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