

## RESTAURANT BUILDING FOR LEASE 2035 S MERIDIAN AVE, UNIT B, OKC, OK 73108



### PROPERTY DESCRIPTION

Restaurant building for lease along S. Meridian just south of Interstate 40. The building features restaurant equipment, great visibility and pylon signage along this heavily trafficked stretch of S. Meridian with over 25,000 VPD.

Excellent location for a fast casual restaurant concept in this strong area of hotel traffic just north of Will Rogers Airport. The surrounding businesses include hotels, restaurants, and national credit retail.

### OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Available SF:	7,972 SF
Lot Size:	2.3 Acres
Zoning:	Commercial
Building Size:	7,972 SF

### TRAFFIC COUNT-ADDT

S Meridian Ave	north	16,600
S Meridian Ave	south	16,600

SPACE	LEASE RATE	SPACE SIZE
2035 S Meridian Ave, Unit B	\$18.00 SF/yr	7,972 SF

### GEORGE WILLIAMS, CCIM

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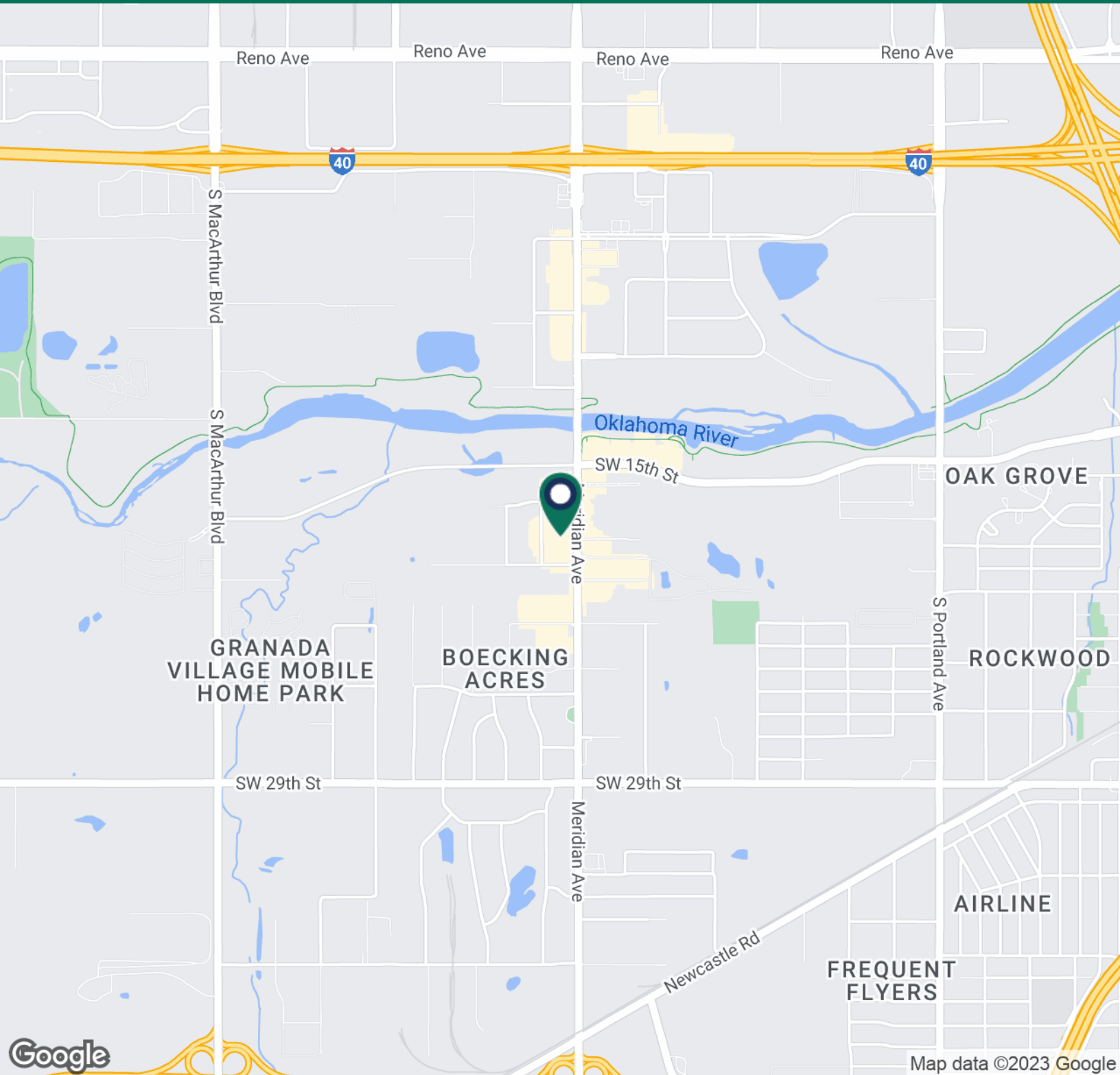


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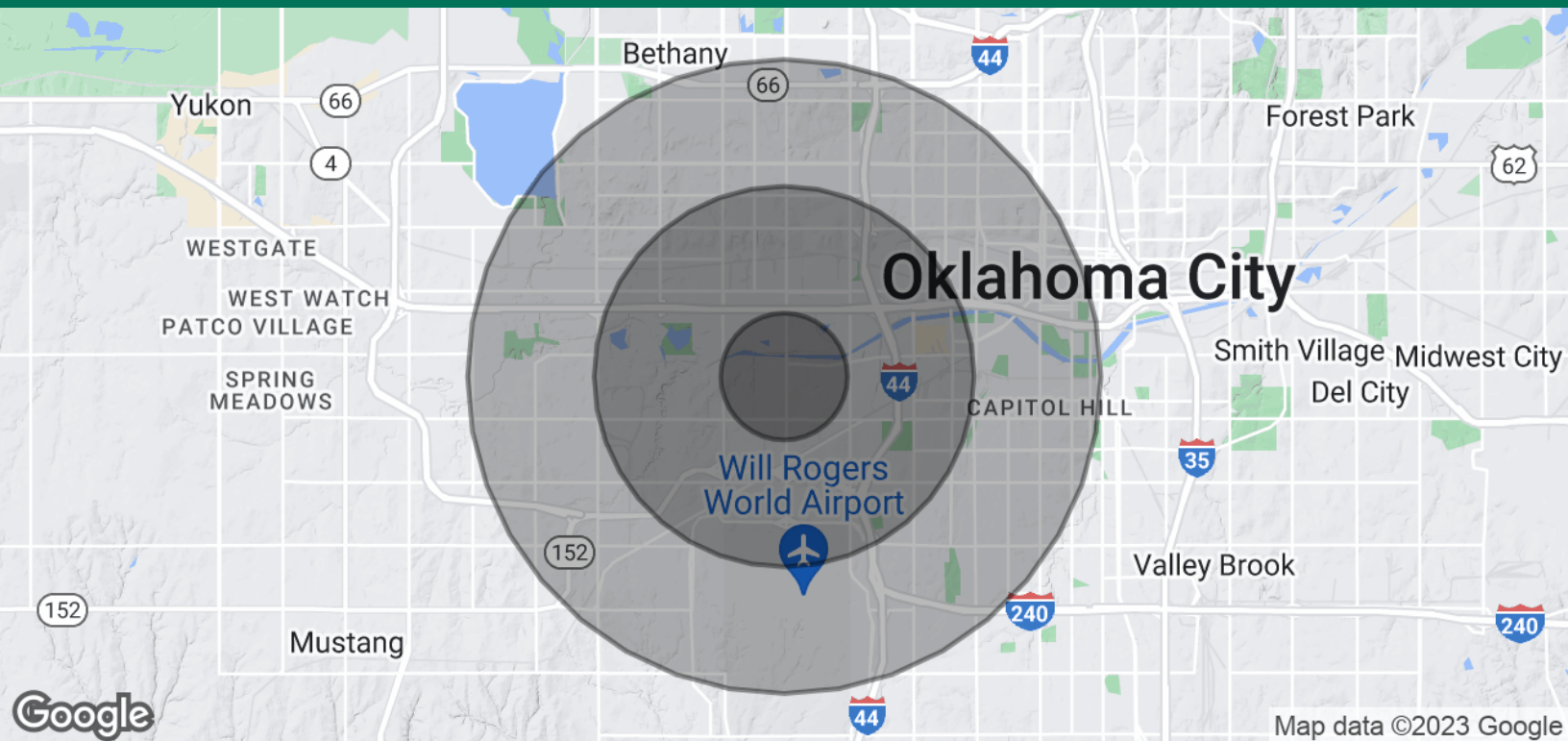
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## RESTAURANT BUILDING FOR LEASE 2035 S MERIDIAN AVE, UNIT B, OKC, OK 73108



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,066	41,910	189,965
Average Age	33.9	32.1	32.7
Average Age (Male)	28.0	28.6	31.7
Average Age (Female)	41.0	35.0	33.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,475	17,853	77,838
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$60,345	\$38,976	\$48,156
Average House Value	\$59,458	\$67,310	\$110,405

\* Demographic data derived from 2020 ACS - US Census

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