



OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Building Size:	4,833 SF
Available SF:	4,833 SF
Lot Size:	0.5 Acres
Zoning:	Commercial

PROPERTY OVERVIEW

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 QSR or 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.

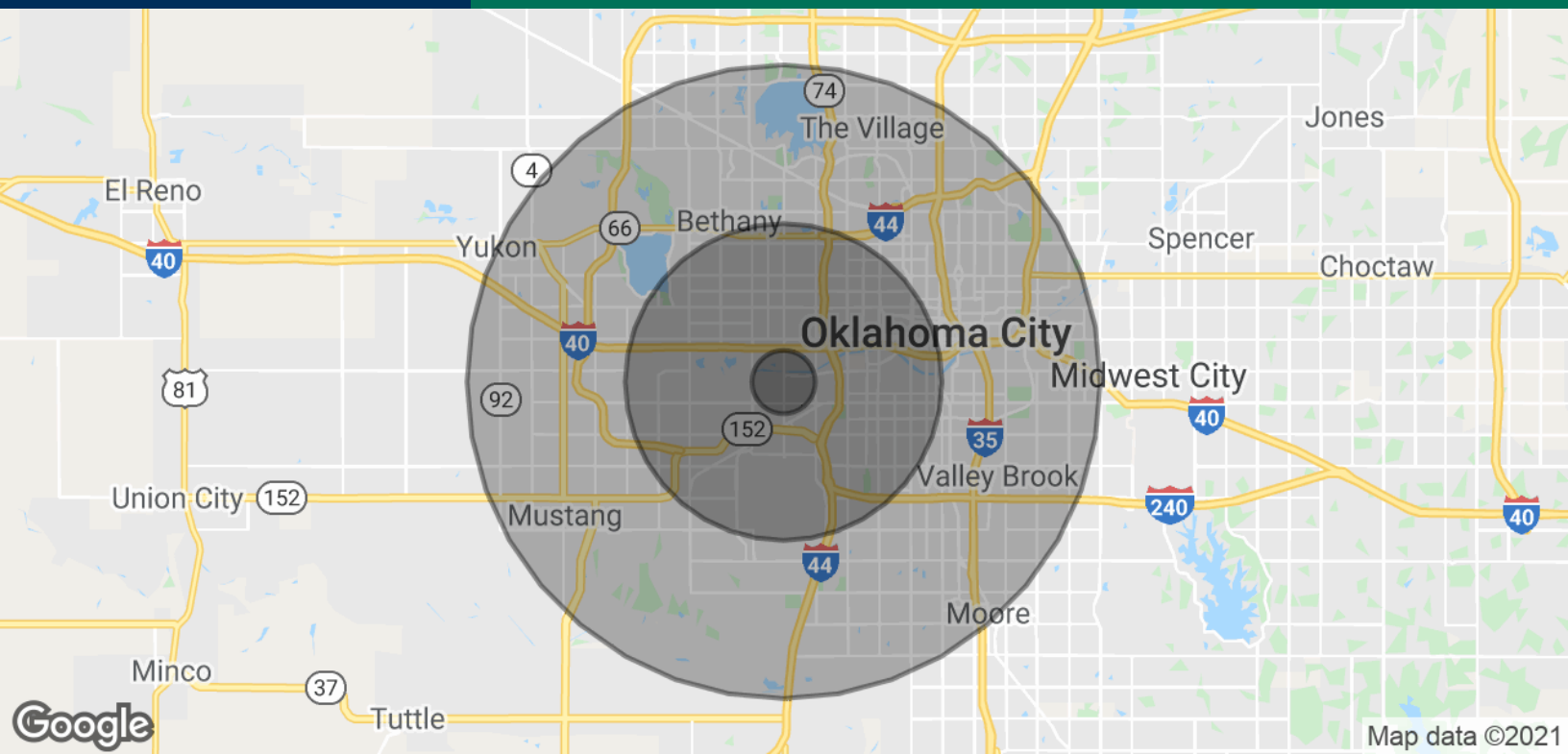
SPACES	LEASE RATE	SPACE SIZE
2035 S Meridian Ave, Unit A	\$18.00 SF/yr	4,833 SF

GEORGE WILLIAMS, CCIM
405.239.1270
gwilliams@pricedwards.com
pricedwards.com





GEORGE WILLIAMS, CCIM
405.239.1270
gwilliams@priceedwards.com
priceedwards.com



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,812	172,584	573,015
Average age	36.4	32.2	34.9
Average age (Male)	35.4	31.5	33.9
Average age (Female)	38.9	33.1	35.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	719	64,890	226,945
# of persons per HH	2.5	2.7	2.5
Average HH income	\$43,029	\$42,017	\$56,115
Average house value	\$57,039	\$94,551	\$146,811

* Demographic data derived from 2010 US Census
09072021