

2126 N VAN BUREN ST

ENID, OK 73703



PROPERTY DESCRIPTION

Buffalo Wild Wings Center offers high-traffic retail space in Enid's primary shopping corridor. The surrounding 5-mile trade area includes more than 52,000 residents and 23,000 employees, with an average household income exceeding \$80,000.

Ideal for retail, service, or restaurant use, these spaces offer strong co-tenancy, excellent accessibility, and a prime location in a growing market.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,361	17,124	19,877
Total Population	5,541	44,232	52,009
Average HH Income	\$82,921	\$86,747	\$88,364

OFFERING SUMMARY

Lease Rate:	\$10.00 - 12.00 SF/yr (NNN)
Available SF:	1,600 - 3,200 SF
Building Size:	14,400 SF
NNN:	\$5.40 SF/yr

SPACES	LEASE RATE	SPACE SIZE
106	\$10.00 SF/yr	1,600 SF
100	\$12.00 SF/yr	3,200 SF

Suite 100 is a 2nd Gen Restaurant space with a walk in cooler, vent hood and other kitchen equipment

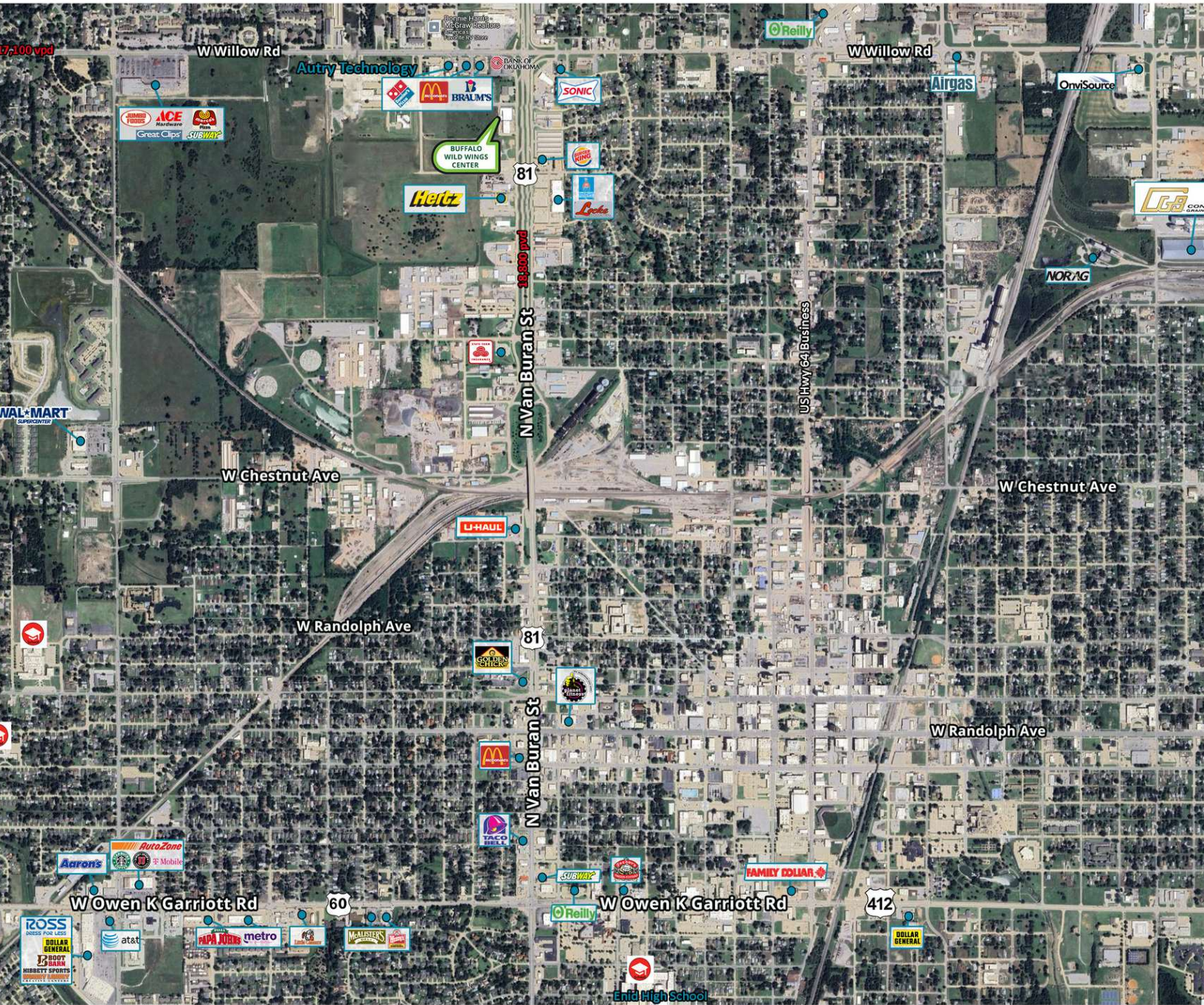
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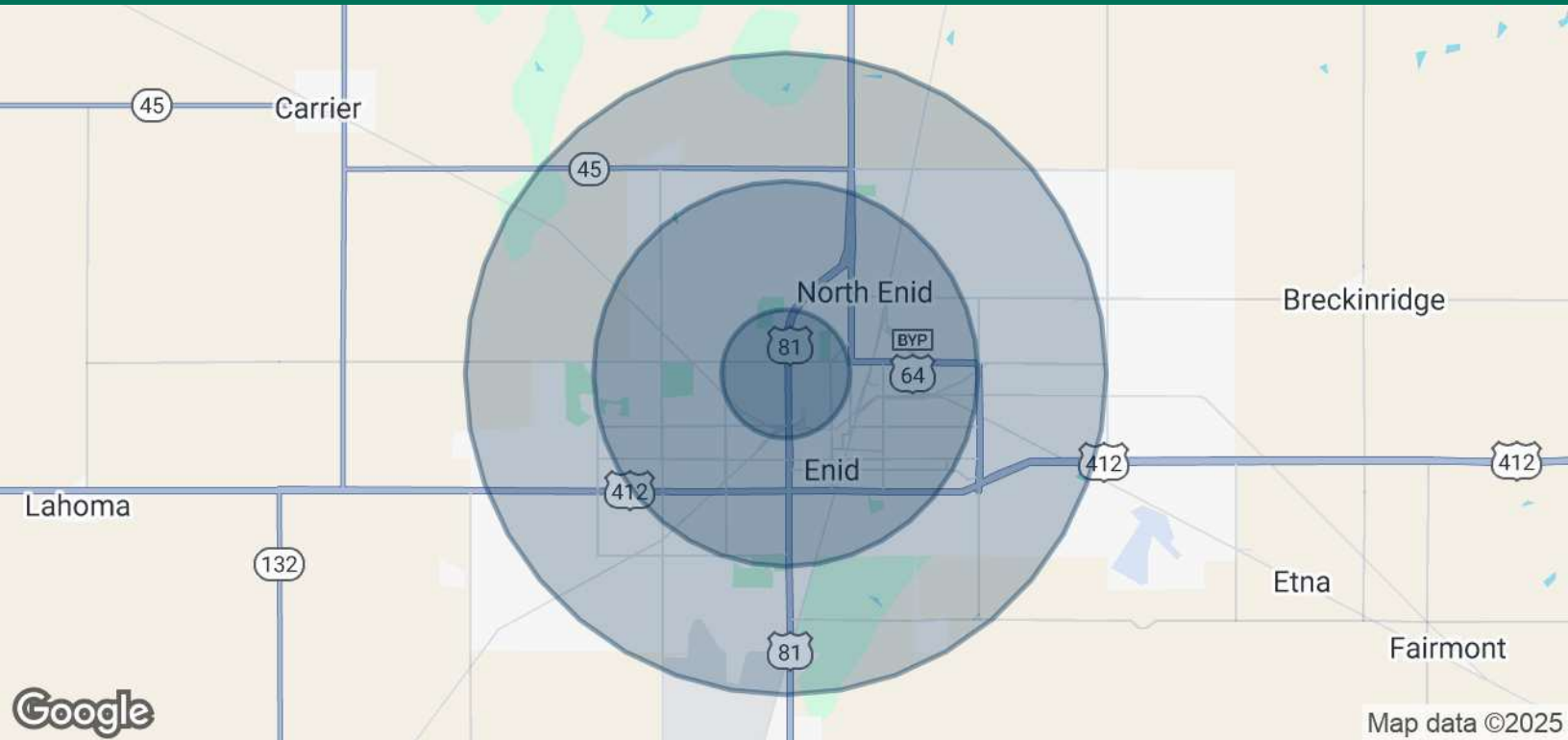
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,541	44,232	52,009
Average Age	41	38	38
Average Age (Male)	39	37	37
Average Age (Female)	42	39	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,361	17,124	19,877
# of Persons per HH	2.3	2.6	2.6
Average HH Income	\$82,921	\$86,747	\$88,364
Average House Value	\$175,175	\$170,429	\$177,900

Demographics data derived from AlphaMap

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