



**RETAIL SPACE NOW AVAILABLE**

Lease Rate:	\$30.00 SF/yr (NNN)
Available SF:	5,352 SF
Building Size:	5,352 SF
Year Built:	2012
Remodeled:	2017

11092020

**PROPERTY OVERVIEW**

Built in 2012 and remodeled in 2017, the former Cotton Patch Cafe is now available for lease in Ardmore, Oklahoma. The FF&E will stay with the property at this stand alone 5,352 SF full service restaurant location in the Ardmore Commons retail shopping center.

12th Avenue NW is the main retail corridor in Ardmore featuring national retailers such as Ross Dress for Less, TJ Maxx, Academy Sports, AMC Theaters, Chick Fil A, Petco, Lowe's and Crystal Rock Cathedral.

The location features seamless access to Interstate 35. The perfect location for a full service restaurant looking to expand into one of Southern Oklahoma's largest metropolitan markets.

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**DEMOGRAPHICS -2010 CENSUS; 40 MILE RADIUS**

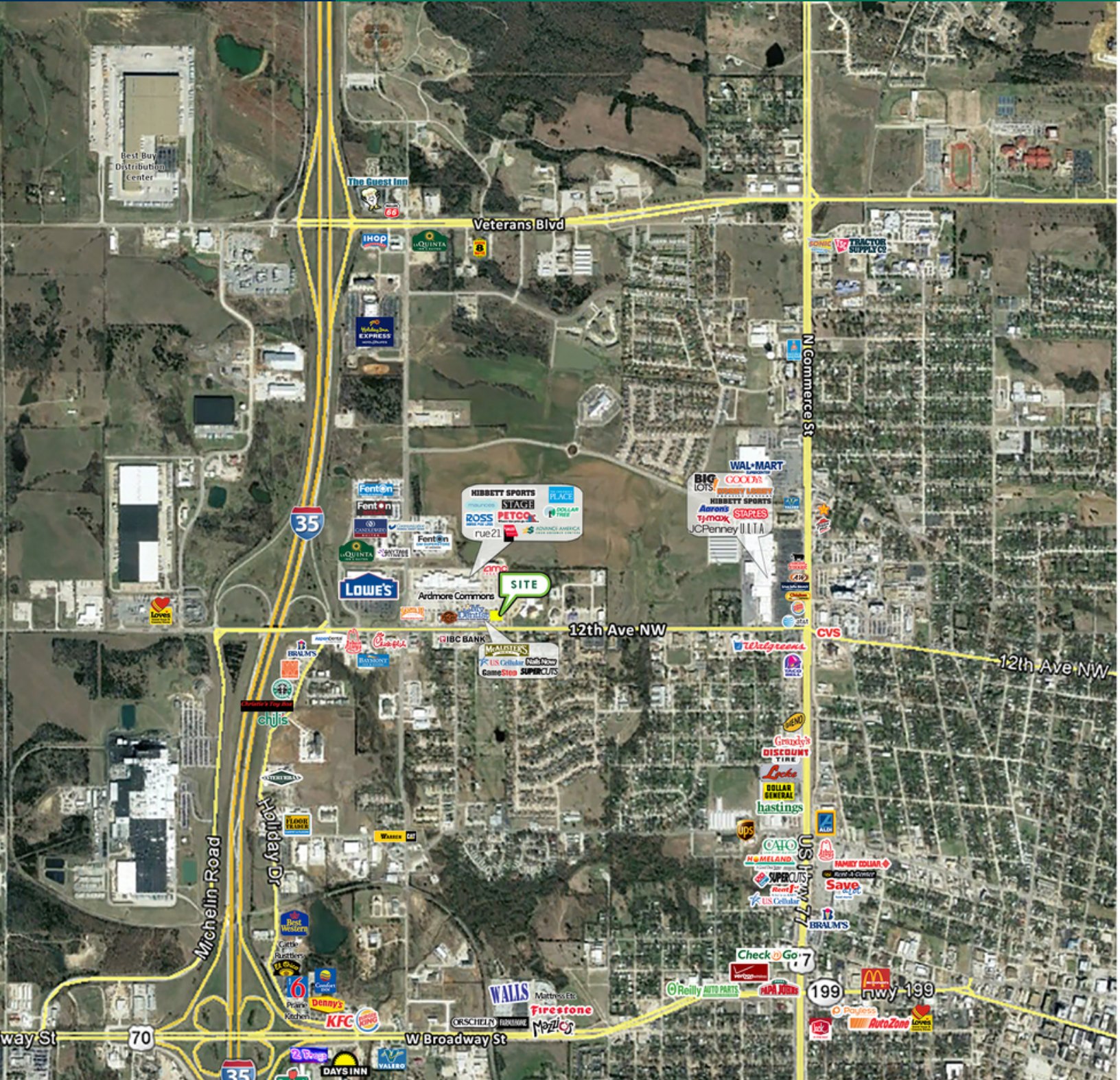
Population Density	174,380
Total Households	68,591
# of Persons Per HH	2.5
Average HH Income	\$64,150

**TRAFFIC COUNTS (PER ACOG)**

12th Ave NW	East	15,700
12th Ave NW	West	14,300

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