



OFFERING SUMMARY

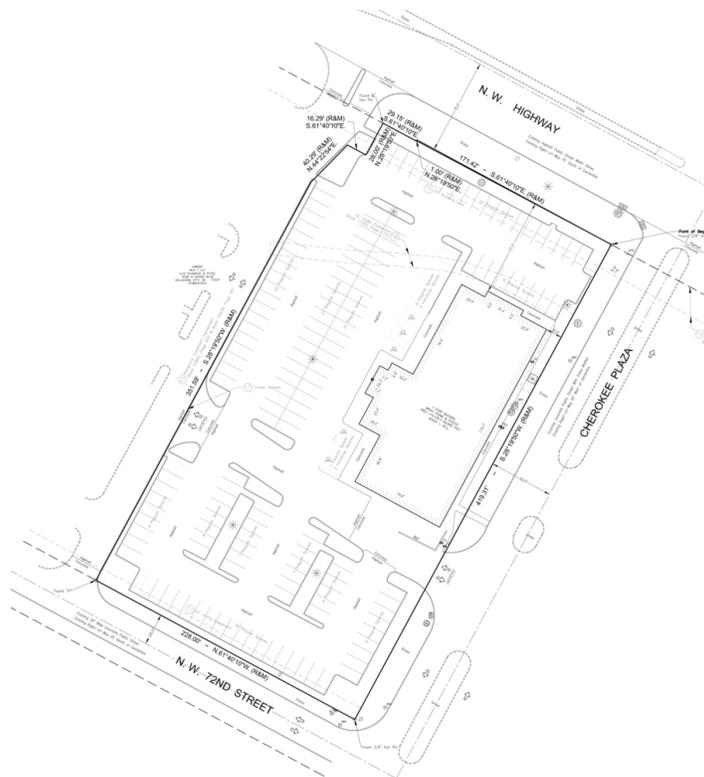
Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	14,339 SF
Zoning:	C-4
Lot Size:	2.17 Acres
Year Built:	2009
Submarket:	Warr Acres/North OKC

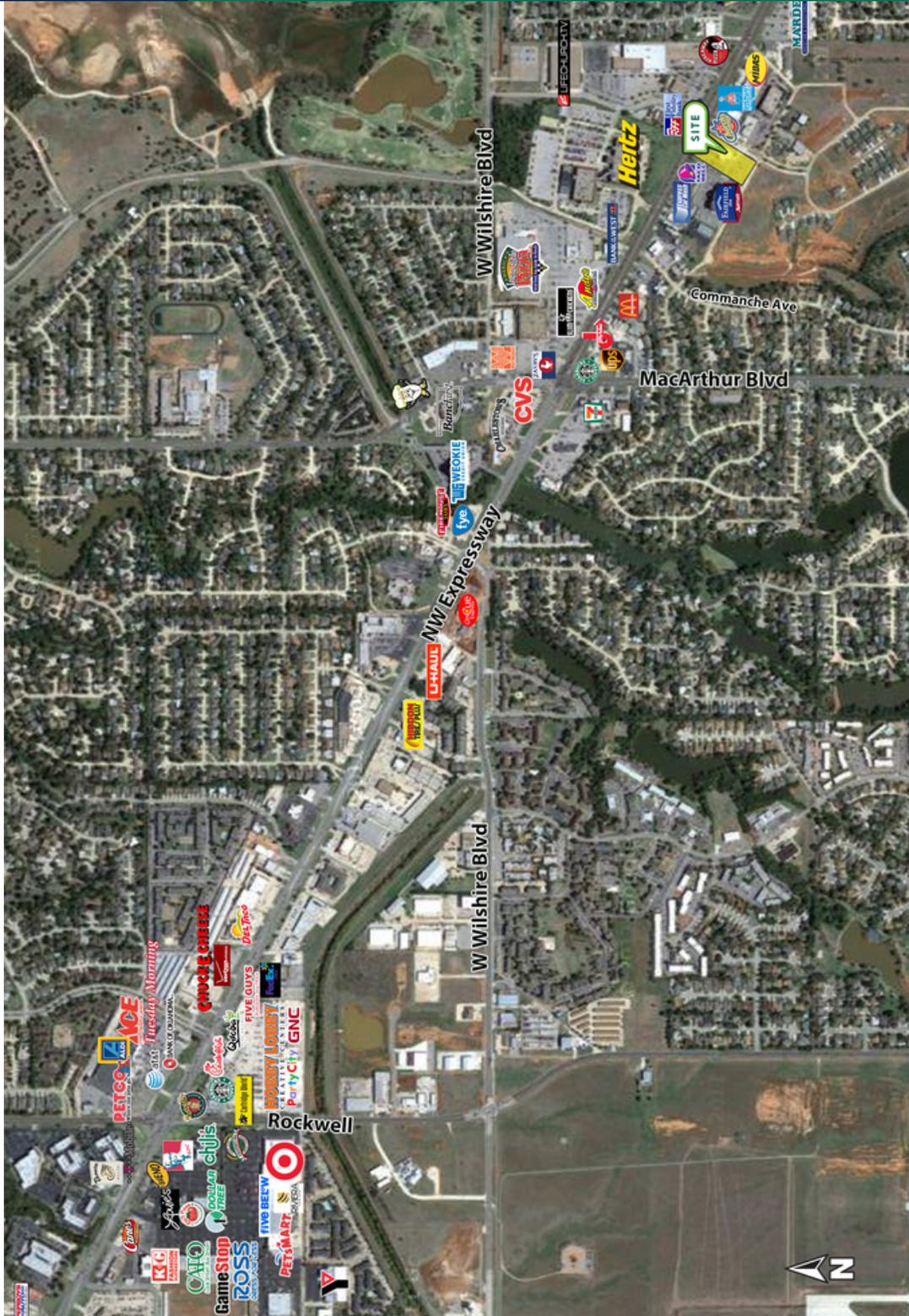
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PROPERTY OVERVIEW

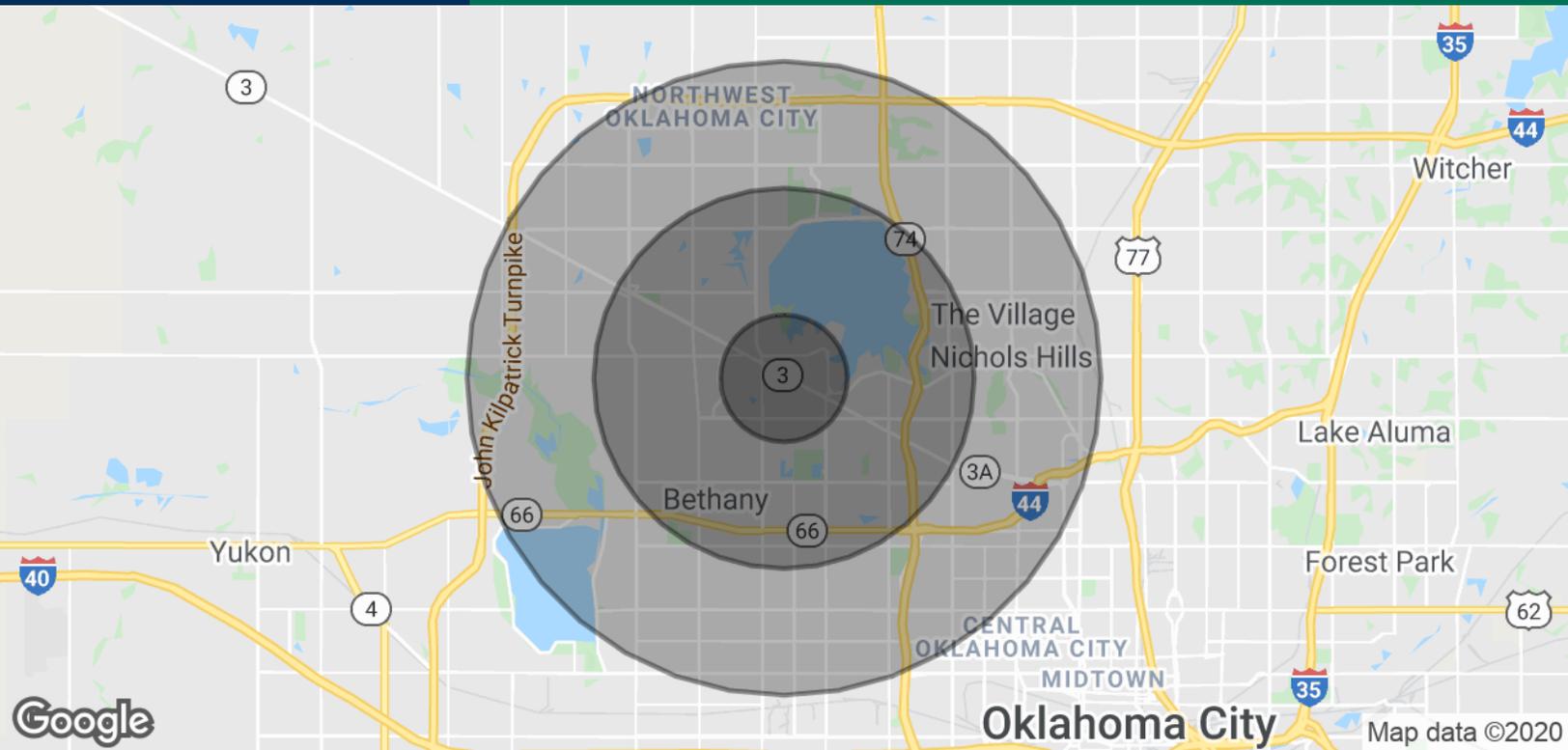
Former Golden Corral Restaurant building available for lease, fully furnished with all FF&E remaining in the space. The building is prominently located along NW Expressway in Oklahoma City on one of the heaviest traveled streets in the entire city with over 100,000 cars per day. Neighboring tenants in the area include McDonald's, Taco Bell, Starbucks, Fairfield Inn & Suites, Hertz Corporate Office, Hideaway Pizza and Mosaic Church OKC. Space could be converted to a non-food use as well for either audio/stereo, furniture, home décor or outdoor activity retailers. The building has great access with a street light located at the intersection of Cherokee Plaza and NW Expressway.

Landlord is willing to subdivide the building for multiple tenants.





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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,662	78,356	230,755
Average age	37.3	36.8	37.5
Average age (Male)	36.5	36.1	36.1
Average age (Female)	37.7	38.0	38.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,658	33,532	98,529
# of persons per HH	2.4	2.3	2.3
Average HH income	\$53,321	\$58,638	\$64,333
Average house value	\$131,293	\$142,362	\$166,400

* Demographic data derived from 2010 US Census

TRAFFIC COUNT - ACOG

Northwest Expressway	east	56,430
Northwest Expressway	west	46,332