



### RETAIL SPACE NOW AVAILABLE

|                |                     |
|----------------|---------------------|
| Lease Rate:    | \$18.00 SF/yr (NNN) |
| Available SF:  | 2,358 SF            |
| Lot Size:      | 0.75 Acres          |
| Building Size: | 2,358 SF            |
| Year Built:    | 1979                |
|                | 04082020            |

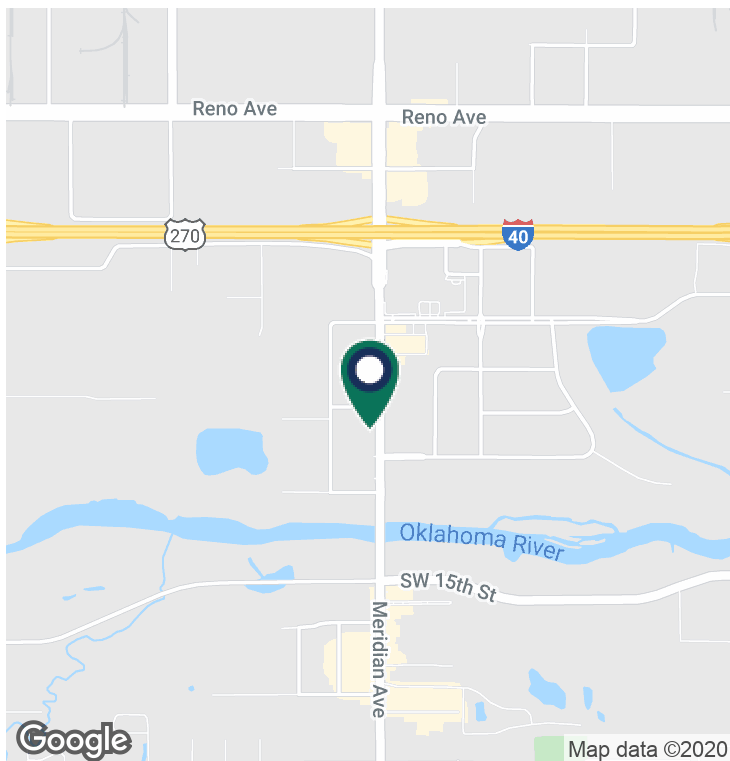
### PROPERTY OVERVIEW

Former Rib Crib Restaurant building for lease along S. Meridian just south of Interstate 40. The building features drive thru capabilities 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.

Monument sign with strong visibility available.

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**DEMOGRAPHICS (PER 2010 CENSUS; 5 MILES RADIUS)**

|                     |           |
|---------------------|-----------|
| Total Population    | 588,635   |
| Population Density  | 588,635   |
| Median Age          | 35.0      |
| Median Age (Male)   | 34.0      |
| Median Age (Female) | 36.1      |
| Total Households    | 233,834   |
| # of Persons Per HH | 2.5       |
| Average HH Income   | \$56,629  |
| Average House Value | \$146,979 |

**TRAFFIC COUNTS (PER ACOG)**

|            |       |        |
|------------|-------|--------|
| S Meridian | North | 24,942 |
| S Meridian | South | 17,140 |

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The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.