



### FORMER FREESTANDING QSR- AVAILABLE

Lease Rate:	Negotiable
Building Size:	3,410 SF
Sublease Expiration:	3/31/2032
Fully Equipped	
Drive-Thru Available	

12162020

### PROPERTY OVERVIEW

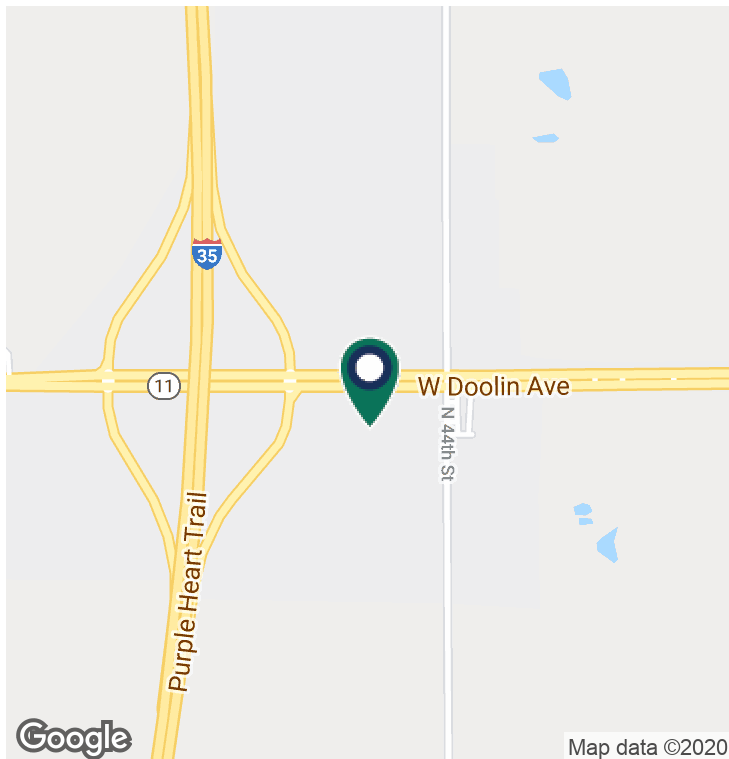
This fully equipped, former QSR free-standing restaurant with Drive-Thru available is located just east of the I-35 exit in Blackwell, Oklahoma.

Ideally located on the main corridor into Blackwell (Highway 11). This building sits next to the Holiday Inn Express, offering excellent traffic and visibility.

Local Traffic Travel: Sleep Inn Suites, Holiday Inn Express & Suites, Best Way Inn, Sure Stay Hotel, Super 8 by Wyndham, McDonald's, Walmart, Sonic, Pizza Hut, Blackwell Country Club, Softball Park and Regional Medical Center.

# Free Standing Restaurant - For Sublease

4505 W Doolin Avenue, Blackwell, OK 74631



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

Total Population	10,950
Population Density	10,950
Median Age	39.0
Median Age (Male)	36.8
Median Age (Female)	40.7
Total Households	4,260
# of Persons Per HH	2.6
Average HH Income	\$44,501
Average House Value	\$70,377

## TRAFFIC COUNTS (PER ODOT)

I-35	North/South	17,500 VPD
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