PRICE EDWARDS

Free Standing Restaurant - For Sublease 4505 W Doolin Avenue, Blackwell, OK 74631





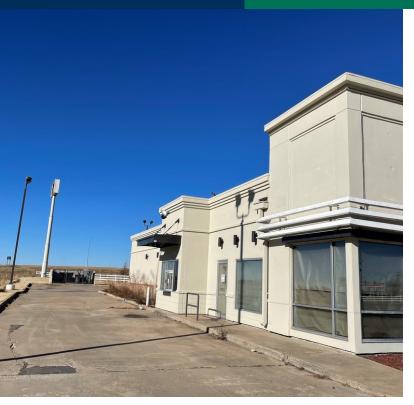
FORMER FREESTANDING QSR- AVAILABLE		PROPERTY OVERVIEW
Lease Rate:	Negotiable	This fully equipped, former QSR free-standing restaurant with Drive-Thru available is located just east of the I-35 exit
Building Size:	3,410 SF	in Blackwell, Oklahoma.
Sublease Expiration:	3/31/2032	Ideally located on the main corridor into Blackwell (Highway
Fully Equipped		11). This building sits next to the Holiday Inn Express, offering excellent traffic and visibility.
Drive-Thru Available		
		Local Traffic Travel: Sleep Inn Suites, Holiday Inn Express &
		Suites, Best Way Inn, Sure Stay Hotel, Super 8 by Wyndham,
	12162020	McDonald's, Walmart, Sonic, Pizza Hut, Blackwell Country
		Club, Softball Park and Regional Medical Center.

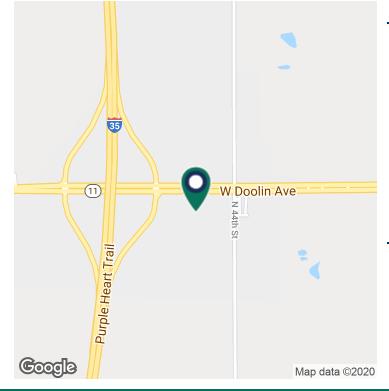
EV ERNST 405.843.7474 eernst@priceedwards.com priceedwards.com

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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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