

FORMER RED LOBSTER BUILDING

102 E HALL OF FAME AVE, STILLWATER, OK 74075



EV ERNST

retail specialist
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Lease Rate

\$36.00 SF/yr (Absolute NNN)

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PROPERTY DESCRIPTION

This freestanding building is ideally located at the NE corner of N Main St & E Hall of Fame Ave. Neighboring tenants include TJ Maxx, Homeland, Starbucks, Ulta and CVS.

PROPERTY HIGHLIGHTS

- Pylon Signage Available
- A perfect opportunity for a growing QSR or fast food / casual restaurant
- Tenant responsible for maintaining property
- Tenant must carry building insurance
- Tenant responsible for paying property taxes to local municipality

OFFERING SUMMARY

Lease Rate:	\$36.00 SF/yr (Absolute NNN)
Available SF:	4,145 SF
Lot Size:	26,621 SF
Building Size:	4,145 SF

TRAFFIC COUNTS

N Main St	north / south	13,800
E Hall of Fame Ave	east / west	13,200

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FOR
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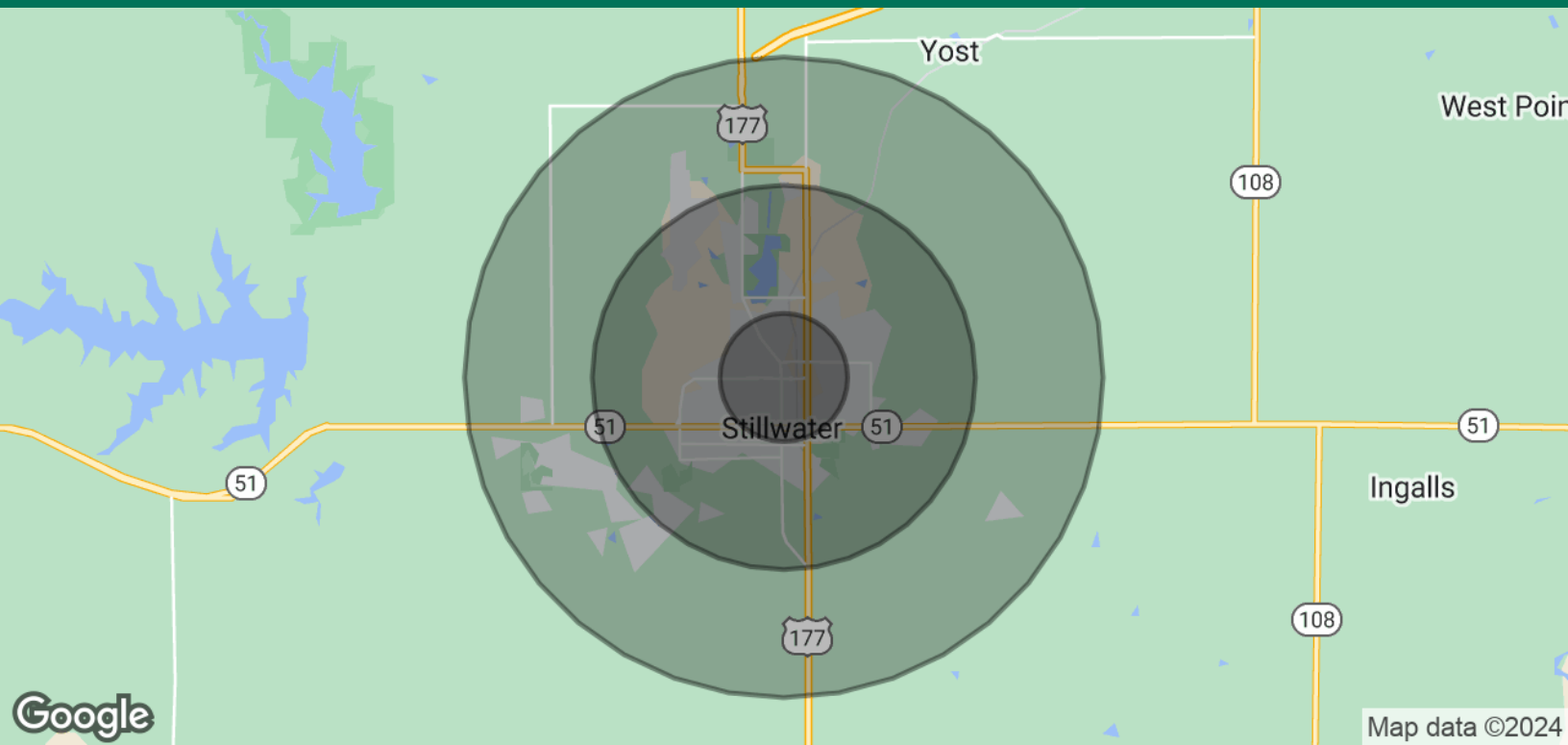


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,315	39,933	53,373
Average Age	28	31	33
Average Age (Male)	28	31	33
Average Age (Female)	28	32	34

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,123	14,866	20,352
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$40,664	\$51,323	\$66,283
Average House Value	\$195,791	\$233,720	\$268,483

Demographics data derived from AlphaMap

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