



OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Available SF:	6,336 SF
Lot Size:	1.49 Acres
Year Built:	2003
Zoning:	Commercial 06172020

PROPERTY OVERVIEW

Restaurant space available in the nicely maintained building with tile roof and well manicured landscape.

PROPERTY HIGHLIGHTS

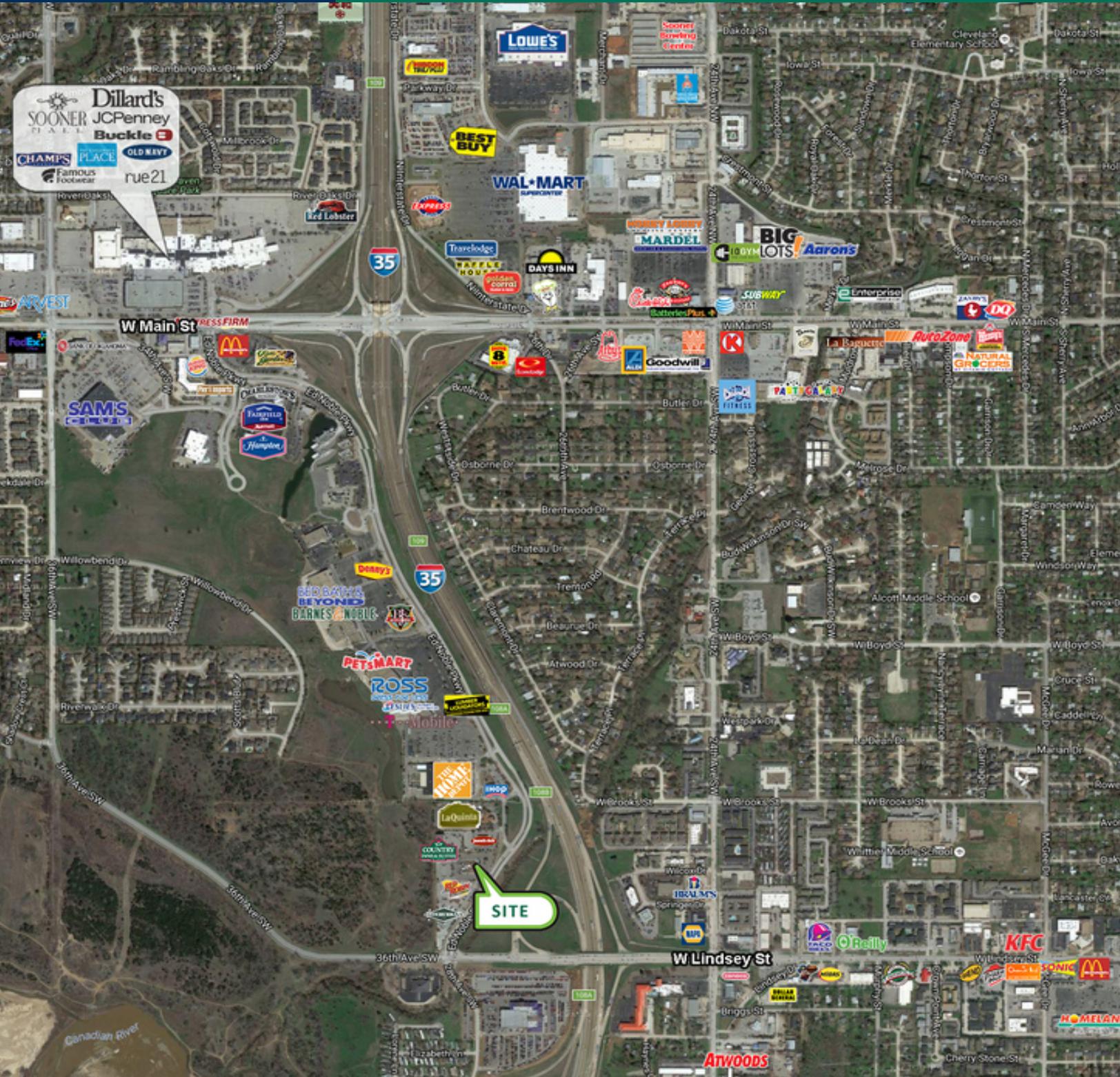
- Easy access from W Main St, 36th Street Ave SW, W Lindsey St and I-35
- High traffic area near hotels, restaurants and shopping
- Located near Sam's Club and Sooner Mall and Library

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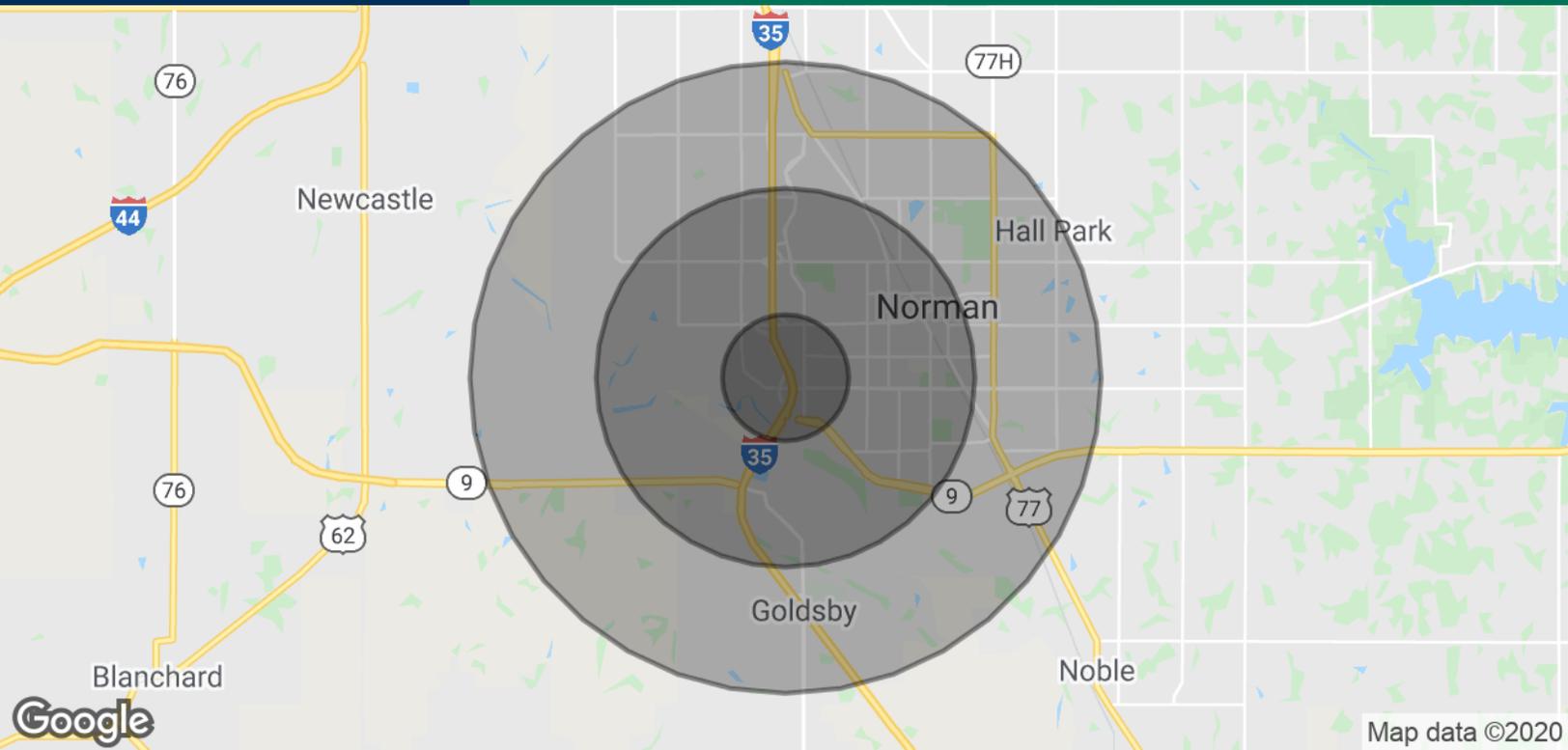
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,154	57,080	98,953
Average age	33.1	31.4	30.8
Average age (Male)	29.3	29.4	29.4
Average age (Female)	37.7	34.5	32.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,174	21,608	39,232
# of persons per HH	2.3	2.6	2.5
Average HH income	\$58,220	\$70,205	\$62,650
Average house value	\$159,211	\$183,031	\$163,820

* Demographic data derived from 2010 US Census

TRAFFIC COUNT - ACOG

Ed Noble Parkway	North \ South		6,026
W Main St	East	West	27,270 33,556
W Lindsey St	East	West	20,002 21,428

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