

Full Service Restaurant | Ardmore

FOR LEASE

2401 12th Avenue NW #105, Ardmore, OK 73401



Details

Lease Rate:	\$30 SF/yr (NNN)
Available SF:	5,352 SF
Building Size:	5,352 SF

Overview

Originally built in 2012 and thoughtfully renovated in 2017, this former Cantina Lime location offers an exceptional opportunity for a full-service restaurant operator in the heart of Ardmore, Oklahoma. The 5,352 SF stand-alone building features a fully equipped kitchen, well-appointed dining areas, and all FF&E conveyed with the lease — making this a true turnkey opportunity.

Positioned at the front of Ardmore Commons retail shopping center along 12th Avenue NW — Ardmore's premier and fastest-growing retail corridor — the property benefits from outstanding visibility and co-tenancy with national brands including Ross Dress for Less, TJ Maxx, Academy Sports, AMC Theaters, Chick-fil-A, JCPenney, Love's, Ulta, and more.

With direct access to Interstate 35, this location is ideally situated to capture both local dining traffic and highway travelers passing through one of Southern Oklahoma's most dynamic and growing markets. A rare chance to step into an established, move-in-ready restaurant space without the cost or timeline of a ground-up build-out.

Ev Ernst

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Brandy Rundel

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AND COMPANY

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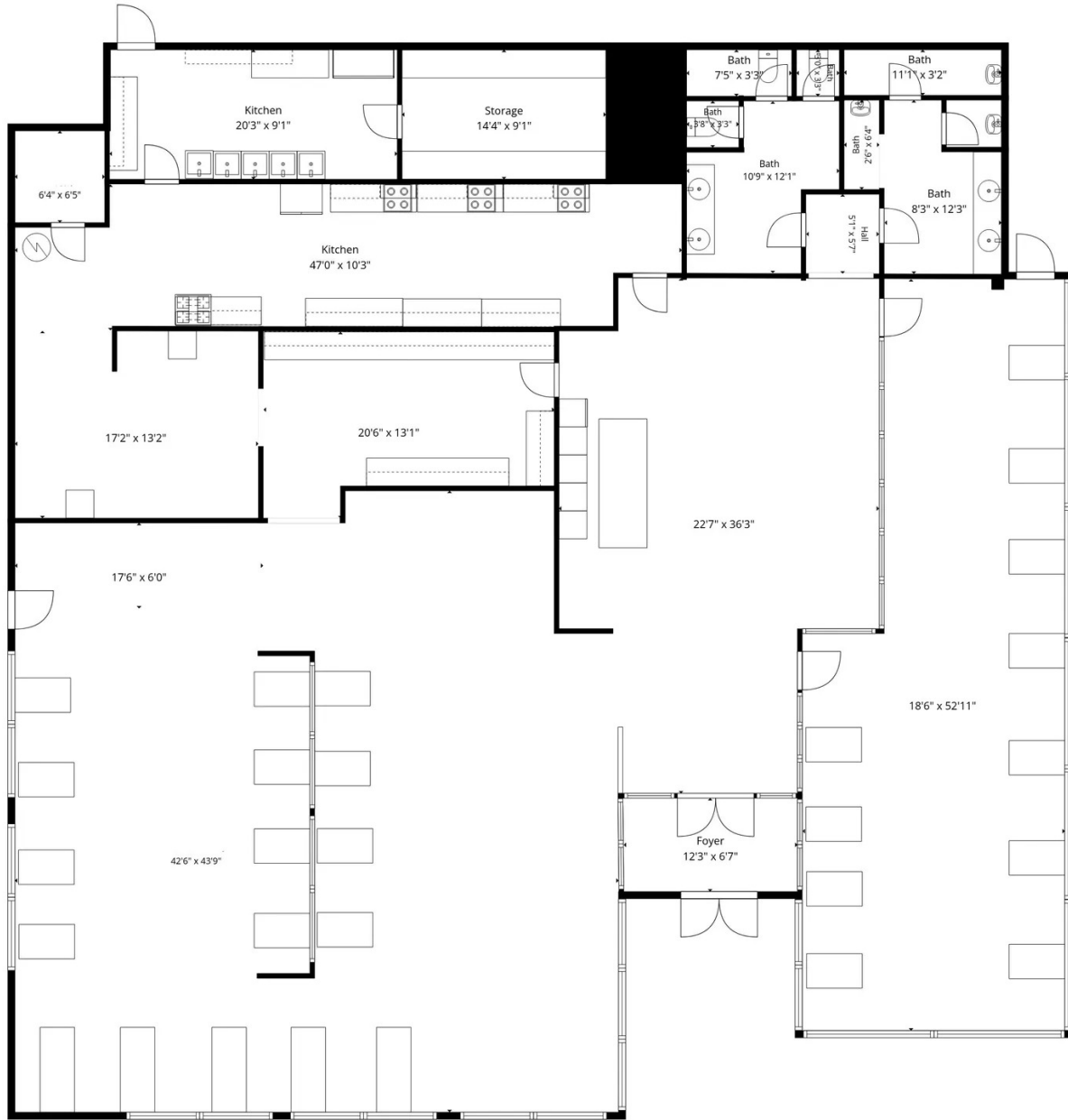
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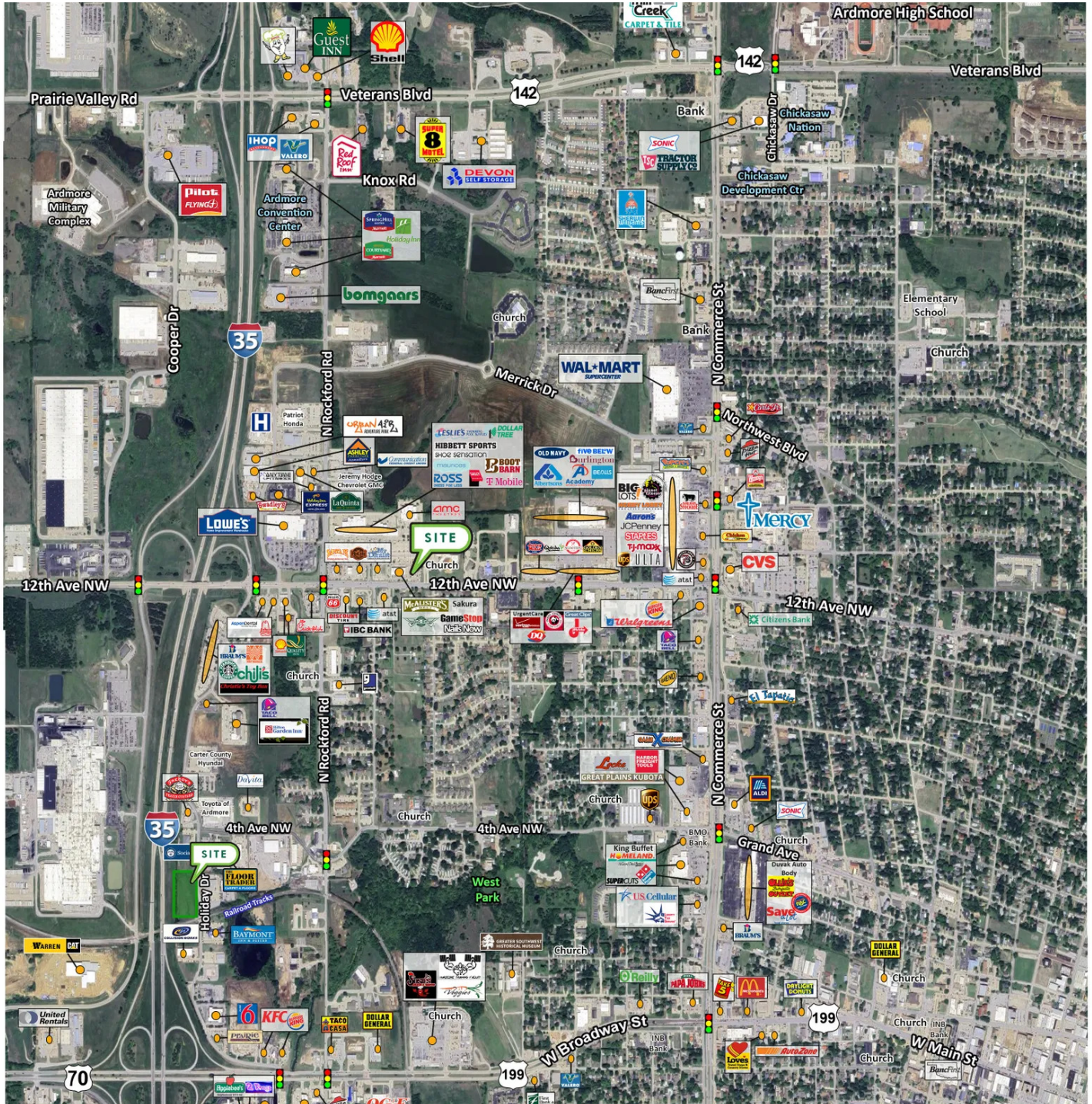
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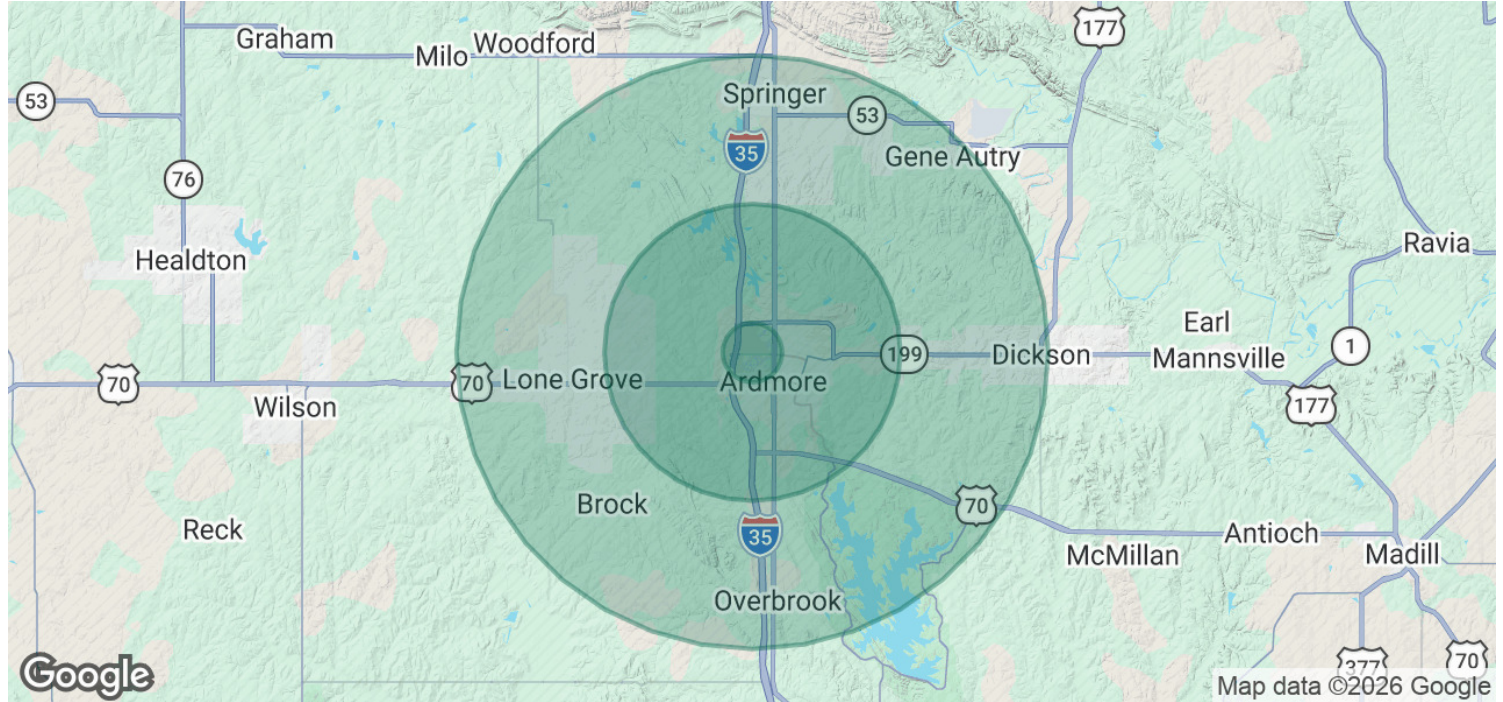
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,591	25,586	39,836
Average Age	39.5	37.1	37.1
Average Age (Male)	36.8	34.8	35.4
Average Age (Female)	42.7	40.3	39.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	605	9,709	14,873
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$60,227	\$51,400	\$52,332
Average House Value	\$62,207	\$69,632	\$97,490

2020 American Community Survey (ACS)

06112026

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