

FULL SERVICE RESTAURANT

2401 12TH AVE NW #105, ARDMORE, OK 73401



PROPERTY DESCRIPTION

This beautiful property was built in 2012 and remodeled in 2017, it was a former Ted's Cantina. It offers an amazing layout that is now available for lease in Ardmore, Oklahoma.

The fully built out kitchen and dining areas and all FF&E will stay with the property at this stand alone 5,352 SF full service restaurant location in front of the Ardmore Commons retail shopping center.

12th Avenue NW is the main rapidly expanding retail corridor in Ardmore featuring national retailers such as Ross Dress for Less, TJ Maxx, Academy Sports, AMC Theaters, Chick-Fil-A, JC Penney, Loves, Ulta and more.

The location features seamless access to Interstate 35. The perfect location for a full service restaurant looking to expand into one of Southern Oklahoma's largest metropolitan markets.

OFFERING SUMMARY

| | |
|--------------------------------|---------------------|
| Lease Rate: | \$25.00 SF/yr (NNN) |
| Available SF: | 5,352 SF |
| Building Size: | 5,352 SF |
| Year Built Remodeled: | 2012 2017 |

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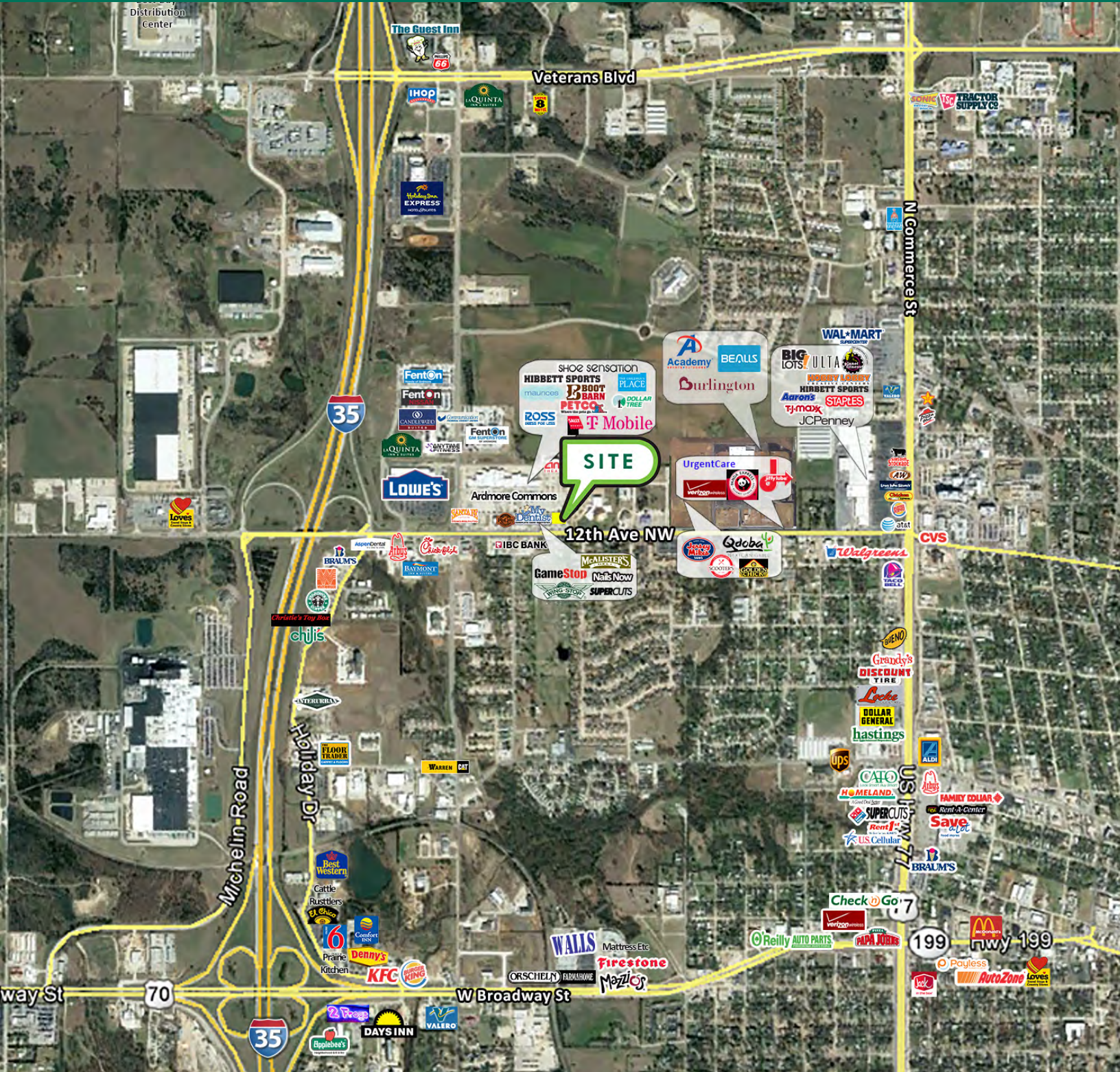
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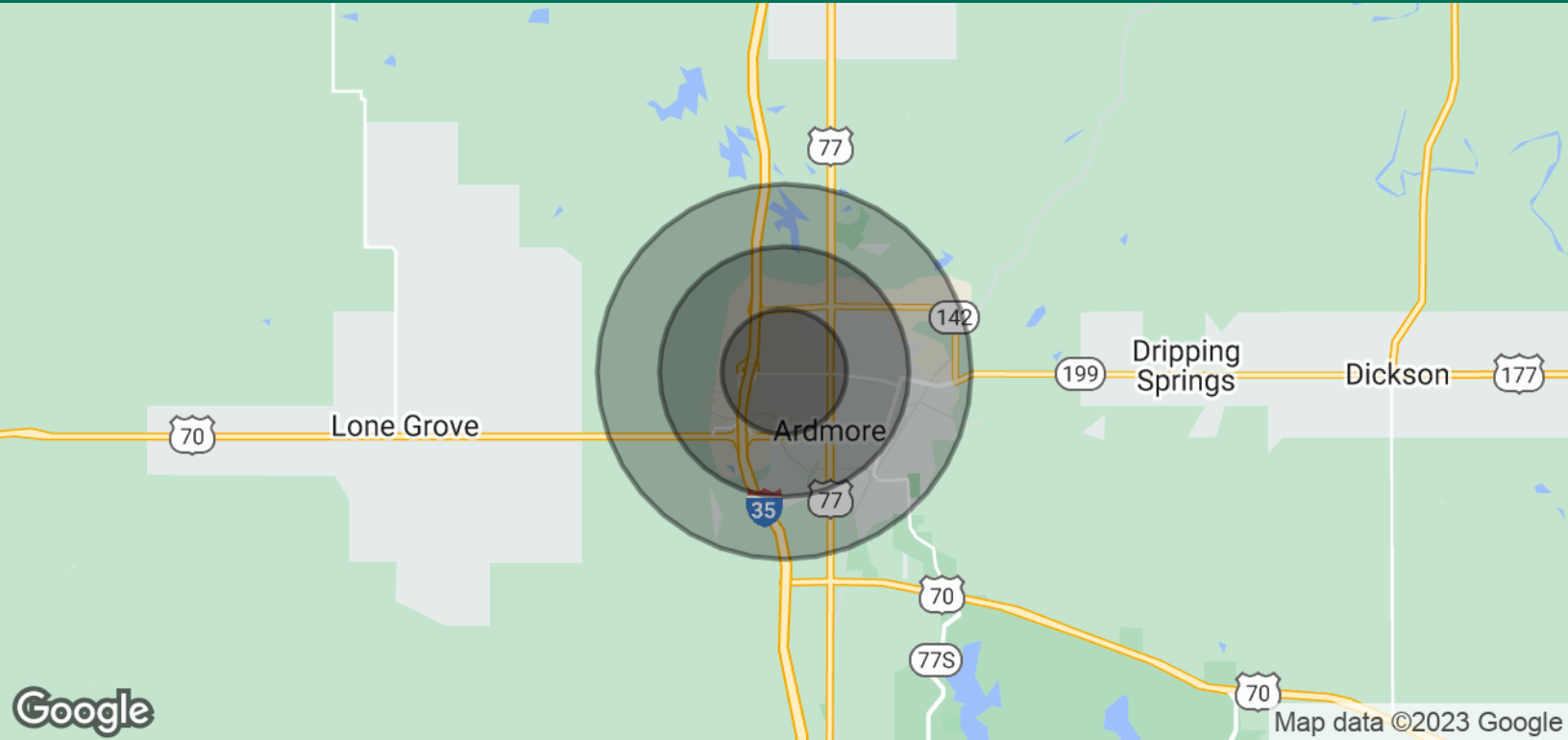
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| POPULATION | 1 MILE | 2 MILES | 3 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 3,871 | 13,988 | 20,907 |
| Average Age | 41.3 | 39.0 | 38.8 |
| Average Age (Male) | 31.4 | 34.7 | 36.1 |
| Average Age (Female) | 51.7 | 42.6 | 40.6 |
| HOUSEHOLDS & INCOME | 1 MILE | 2 MILES | 3 MILES |
| Total Households | 2,012 | 6,528 | 9,590 |
| # of Persons per HH | 1.9 | 2.1 | 2.2 |
| Average HH Income | \$49,219 | \$56,152 | \$53,322 |
| Average House Value | \$125,154 | \$126,819 | \$118,460 |

* Demographic data derived from 2020 ACS - US Census

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