



OFFERING SUMMARY

Sale Price:	\$195,000
Building Size:	2,000 SF
Lot Size:	0.5 Acres
Price / SF:	\$97.50
County:	Marshall
	101421

PROPERTY OVERVIEW

2,000 SF Prime retail/restaurant location in Kingston, Oklahoma. Located on the hard corner of West Highway 70 (Main St) & N Kemp St.

Located in Marshall County, this great city is the neighboring community to the 12th largest lake in the United States, Lake Texoma, which spans two states and attracts more than 8 million tourist each year! This is a great investment/Owner User Opportunity

PROPERTY HIGHLIGHTS

- Located on Large Hard Corner
- Prominent Pylon Signage

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	532	10,290	41,793
Total Population	1,326	26,666	108,766
Average HH Income	\$50,969	\$49,278	\$48,973

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