



OFFERING SUMMARY

Sale Price:	\$325,000
Building Size:	1,300 SF
Lot Size:	0.54 Acres
Year Built:	2005
Zoning:	C-1

PROPERTY OVERVIEW

This Free Standing Building is being offered for sale as Building and Land. This site sits on 0.5 acre lot with 200' front on Highway 69/75 (S Mississippi Ave), just north of Atoka Wholesale Motors.

Signage is in prominent position, offering easy visibility. Owner is keeping the franchise rights but has no objections to property remaining a BBQ restaurant.

Owner will sell FFE for an additional \$60,000. FFE includes smokers & kitchen equipment.

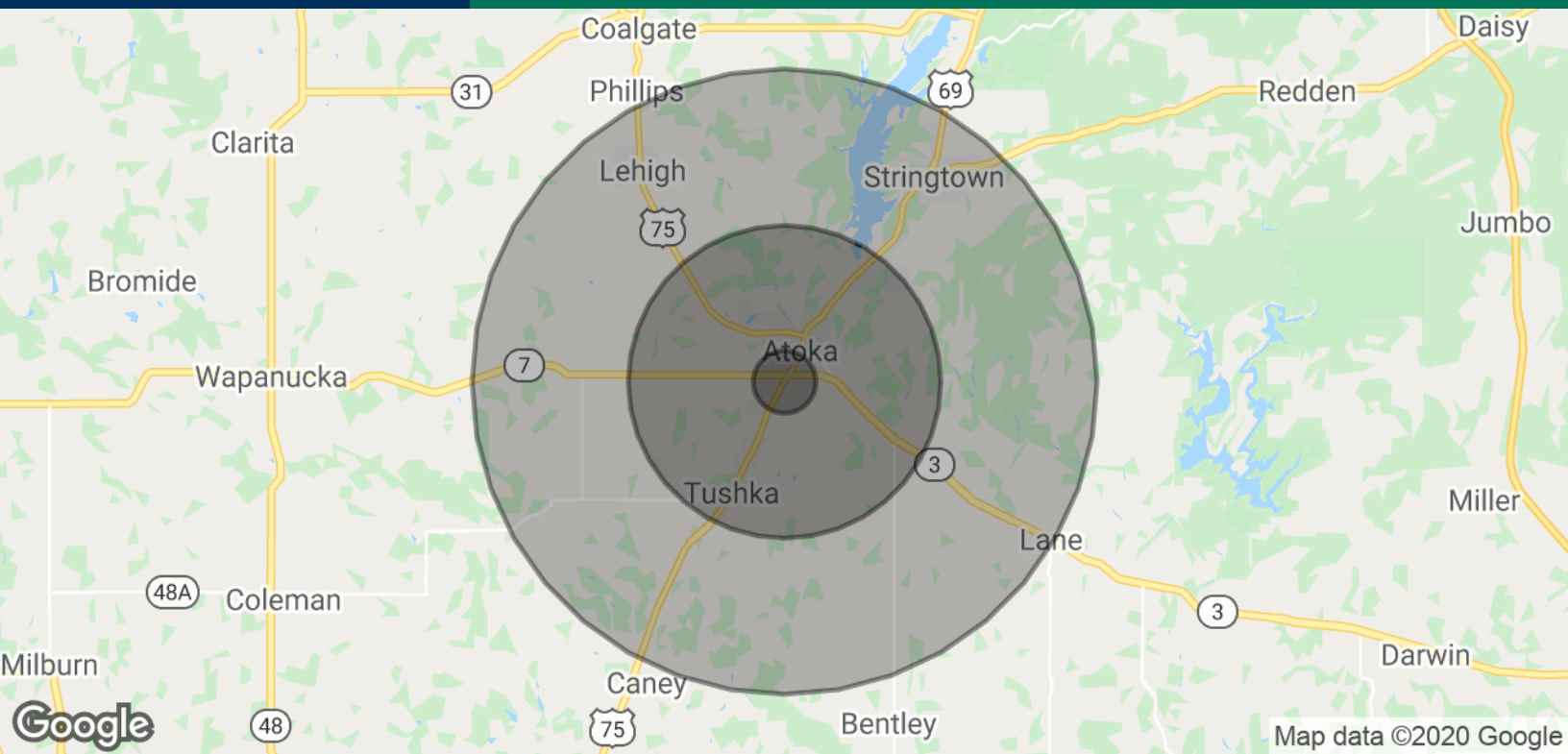
TRAFFIC COUNTS AADT - ACOG 2018

04202020	HIGHWAY 69/75	NORTHWEST	21,600
	HIGHWAY 69/75	SOUTHWEST	21,400

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	180	3,291	7,828
Average age	34.3	35.4	37.5
Average age (Male)	24.8	27.1	31.7
Average age (Female)	36.0	36.9	38.9

HOUSEHOLDS & INCOME

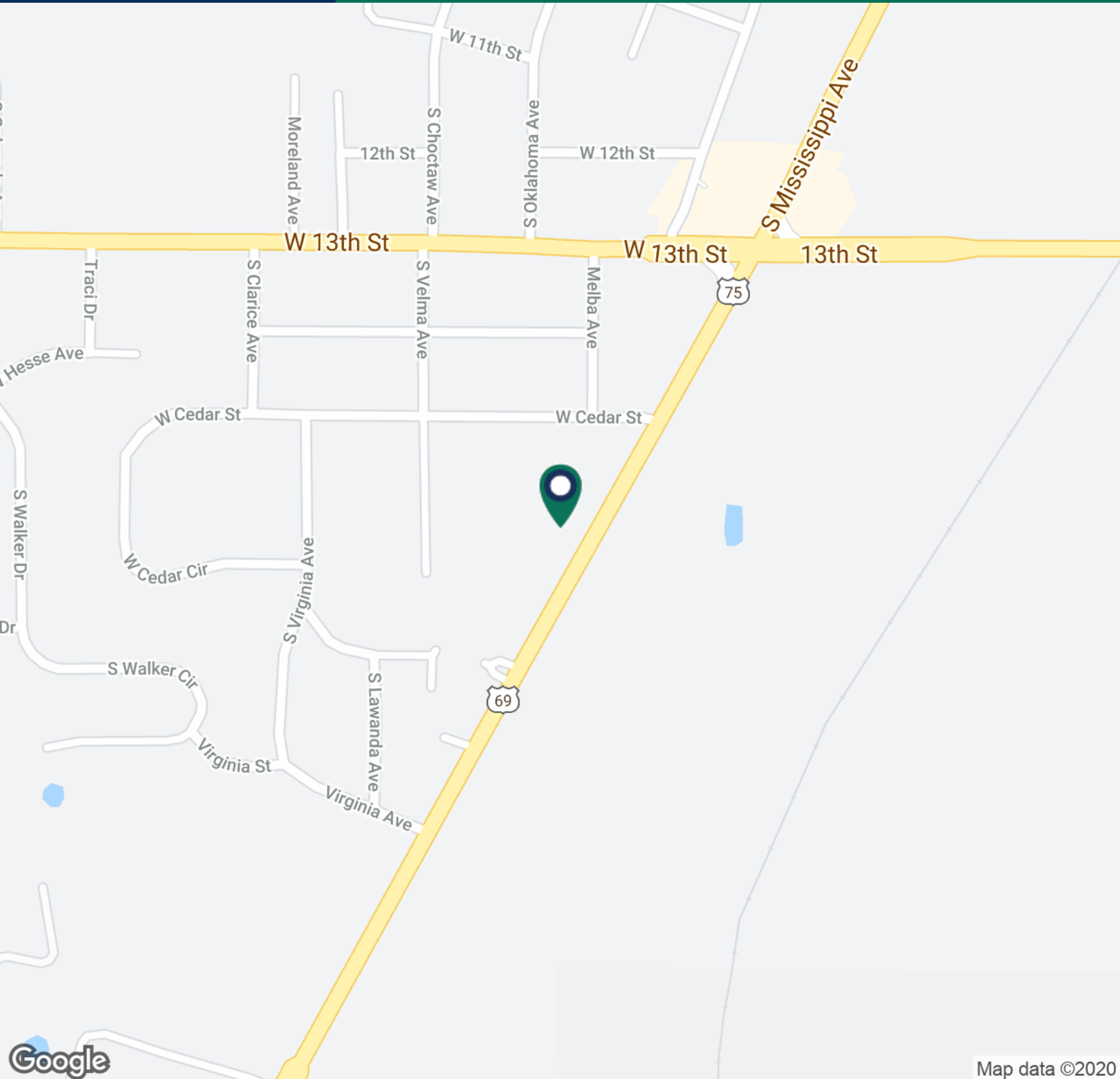
	1 MILE	5 MILES	10 MILES
Total households	79	1,415	3,204
# of persons per HH	2.3	2.3	2.4
Average HH income	\$42,794	\$42,993	\$43,336
Average house value		\$104,391	\$103,038

* Demographic data derived from 2010 US Census

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Billy Sims BBQ Property - For Sale

1539 S Mississippi Ave, Atoka, OK 74525



Map data ©2020

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The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.