

# FREE STANDING RESTAURANT - FOR SALE

635 South 32nd St, Muskogee, OK 74401 (US Hwy 64 & Arline Ave)



## RETAIL-FREE STANDING BUILDING

Sale Price:	\$775,000
Available SF:	3,866 SF
Lot Size:	1.39 Acres
Year Built:	1973
Building Size:	3,866

## LOCATION OVERVIEW

This freestanding restaurant is ideally located at the busy intersection of US Highway 64 (South 32nd St) and Arline Avenue on the hard NW/ corner offering easy access from either street.

## PROPERTY HIGHLIGHTS

- Pylon signage
- Large parking area
- Located on hard corner
- Current tenant: Sam's Southern Eatery - Expiration Date August 31, 2021
- NOI \$30,169 with increase of \$2,400 per yr - years 2 & 3

## DEMOGRAPHICS

Traffic counts  
Hwy 64 - N/S - 28,964  
Arline St - E/W 3,800

122018

	1 MILE	3 MILES	5 MILES
Total Households	1,658	6,739	14,743
Total Population	4,071	17,165	37,649
Average HH Income	\$39,004	\$38,532	\$41,962

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## Neighboring Retailers

Bank of Oklahoma	Arby's
IBC Bank	Braum's
Best Western	Homeland
Budget Host Inn	IHOP
Comfort Inn	Kum & Go
Days Inn	Little Caesars
Fairland Inn & Suites	Love -Hatbox Sports Complex
Hampton Inn	Mazzios
LaQuinta	McDonalds
Motel 6	O'Reilly Auto Parts
Roadway Inn	River Country Water Park
Home2	St Francis Hospital
My Dentist	Taco Bell
Walgreens	Urgent Care of Muskogee
Quick Trip	Wendy's



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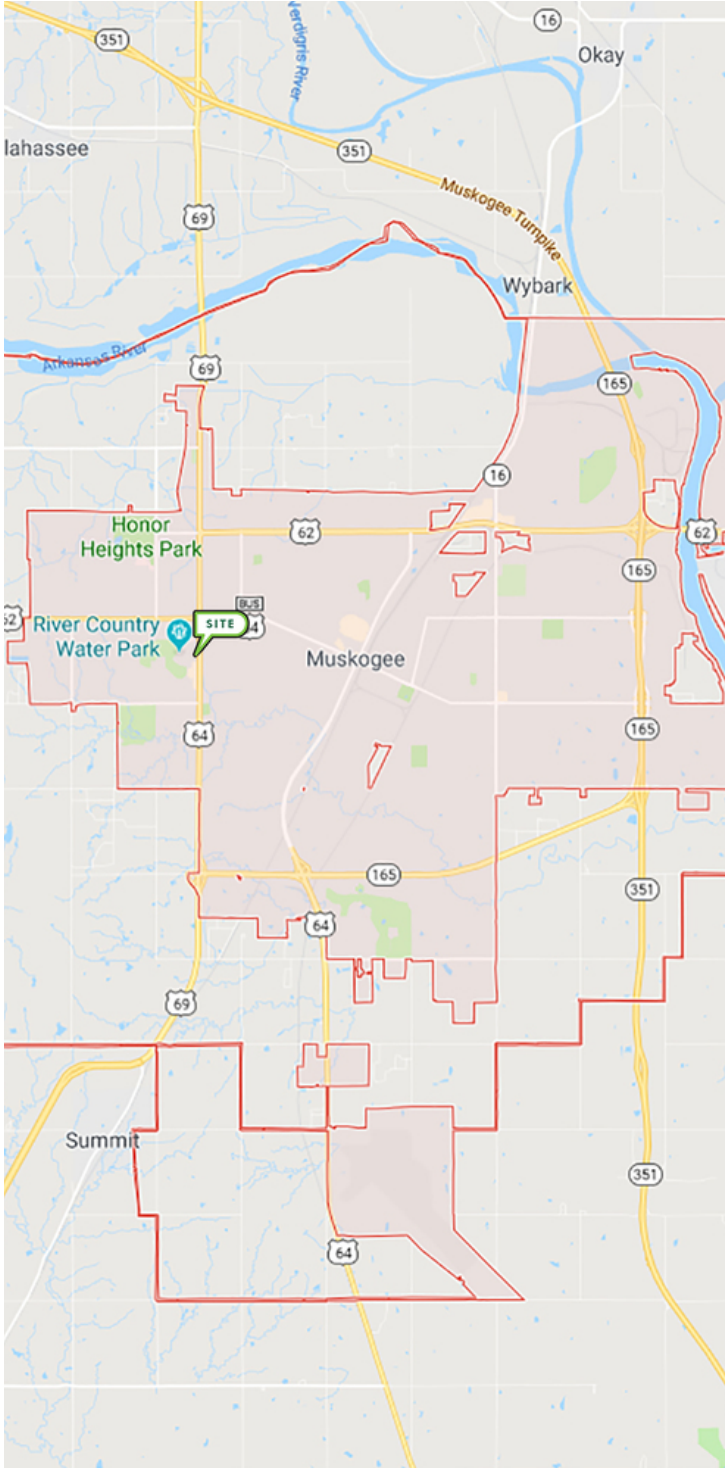
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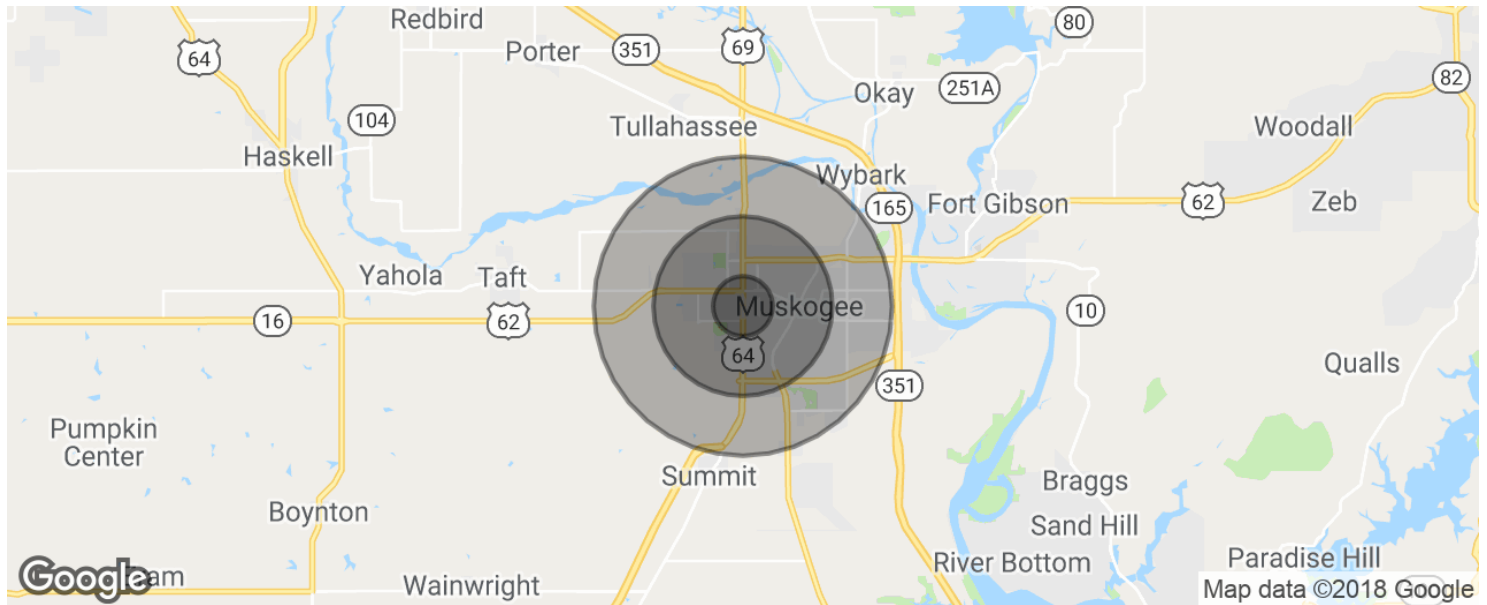
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## Demographics Map & Report



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	4,071	17,165	37,649
Median age	38.2	36.8	37.1
Median age (Male)	33.7	34.6	35.3
Median age (Female)	38.8	36.9	37.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	1,658	6,739	14,743
# of persons per HH	2.5	2.5	2.6
Average HH income	\$39,004	\$38,532	\$41,962
Average house value	\$74,362	\$77,589	\$92,809

\* Demographic data derived from 2010 US Census

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