

# FORMER SONIC DRIVE IN - FOR SALE

1921 N York St, Muskogee, OK 74403



## RETAIL PROPERTY FOR SALE

**Sale Price:** \$415,000

**Lot Size:** 1.14 Acres

**Building Size:** 1,274 SF

**Year Built:** 2003

**Cross Streets:** N. York St & Durfey

This former Sonic is located south of the main retail corridor East Shawnee Bypass (Highway 62), on the highly traveled N. York St.

This property is well maintained, offering excellent visibility, parking and located on a hard corner.

A large, very visible pylon accompanies the building, and the property is in a commercial corridor.

030419

### KARLEEN KRYWUCKI

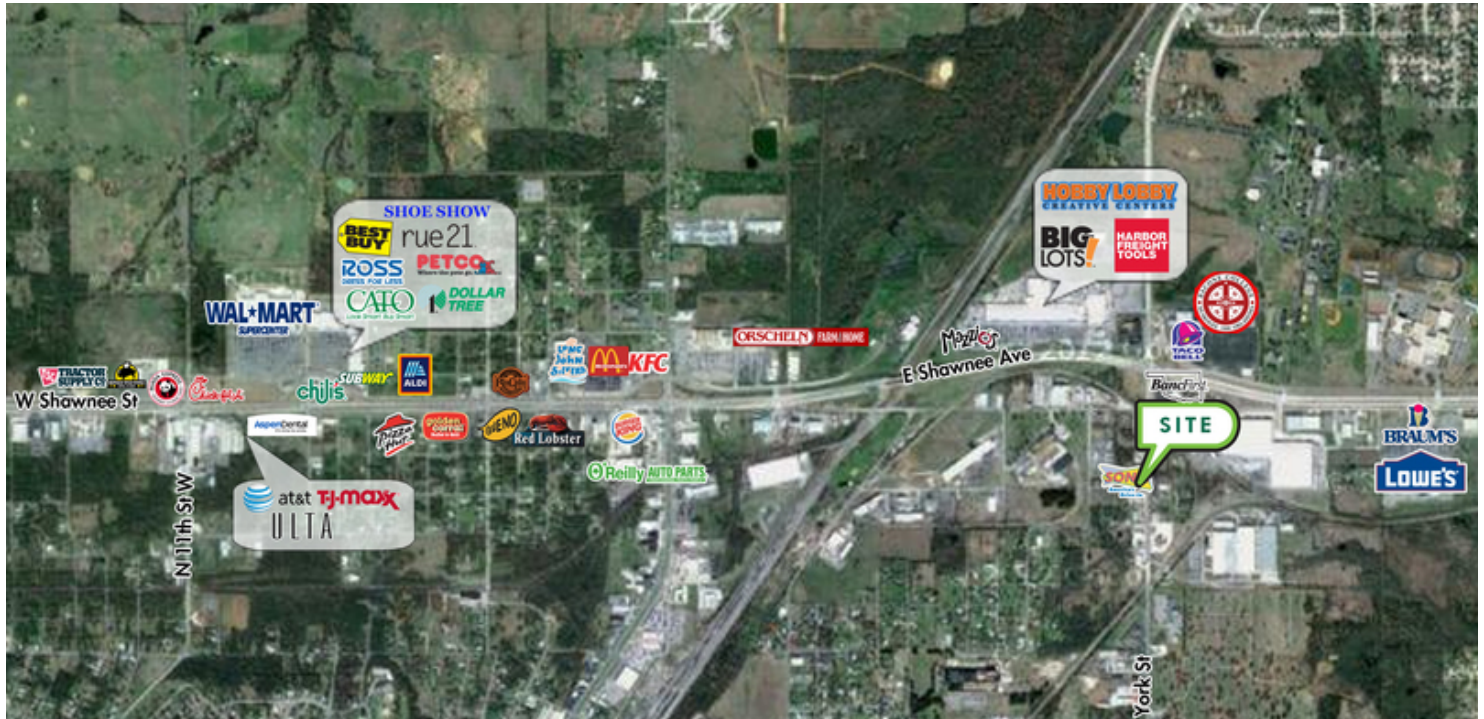
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## DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	40,804
Population Density	40,804
Median Age	37.7
Median Age (Male)	36.9
Median Age (Female)	37.4
Total Households	16,285
# of Persons Per HH	2.5
Average HH Income	\$45,086
Average House Value	\$107,320

## TRAFFIC COUNTS (per ACOG)

N York St	north/south	23,400
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