



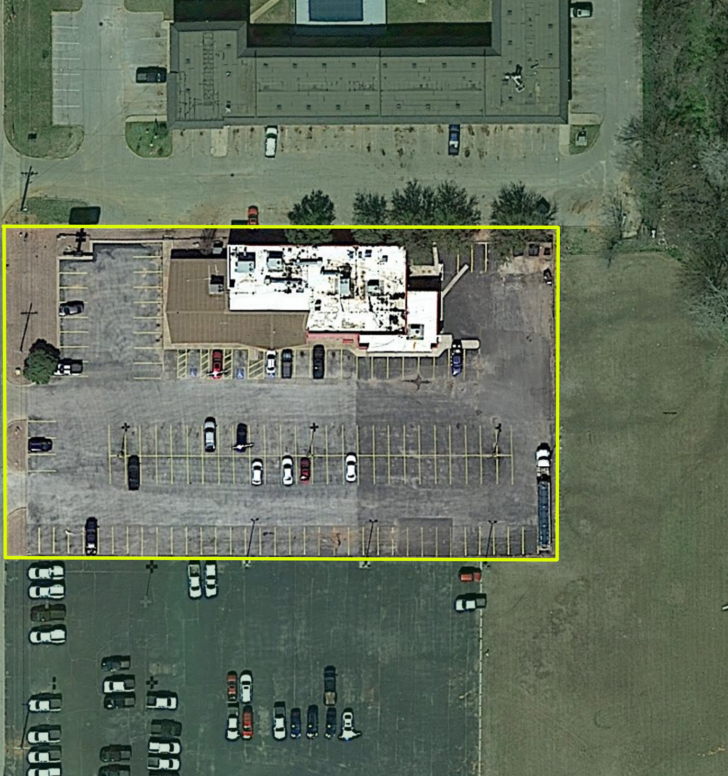
3001 S 4th Street

Chickasha, Oklahoma

**AARON DIEHL**  
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priceedwards.com

# Former Western Sizzlin

3001 S 4th Street, Chickasha, OK 73018



## OFFERING SUMMARY

Sale Price:	\$1,100,000
Lot Size:	62,725 SF (1.44 Acres)
Building Size:	8,481 SF
Price / SF - Lot:	\$17.54 psf
Year Built:	1982
Zoning:	C-1 Local Commercial  071222

## PROPERTY OVERVIEW

Located just south of I-44 in Chickasha, the former Western Sizzlin' Restaurant is 8,481 SF situated on 1.44 acres. The property faces Highway 81/277 with an impressive 14,600 VPD, in addition to the traffic coming off of the interstate. Built in 1982 the property includes a 22' pylon that is visible from the interstate,



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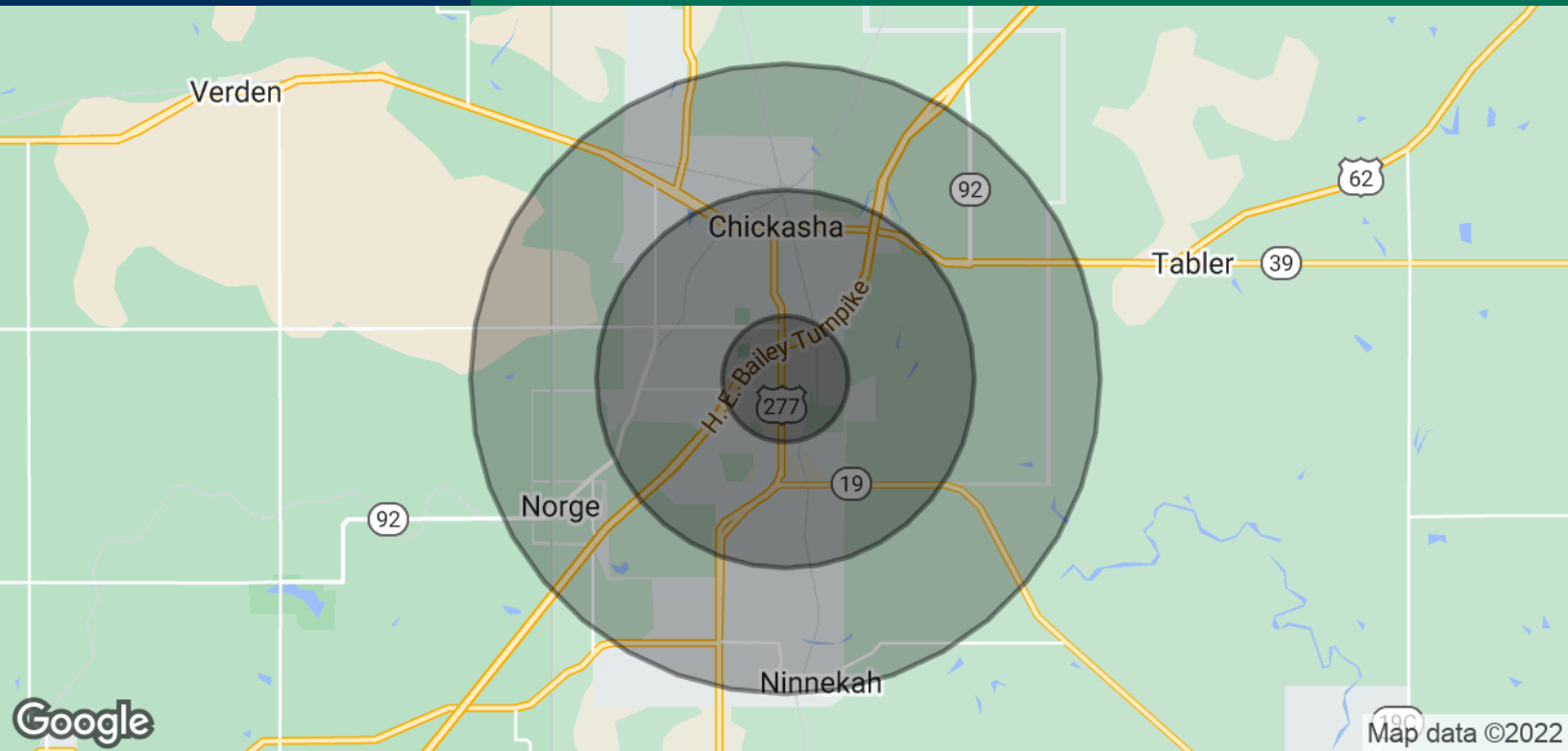
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,098	15,140	17,748
Average Age	37.3	38.3	38.7
Average Age (Male)	35.7	36.5	37.2
Average Age (Female)	40.1	41.3	41.2

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,493	6,958	8,186
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$65,835	\$59,927	\$58,494
Average House Value	\$282,300	\$149,461	\$134,595

\* Demographic data derived from 2020 ACS - US Census

## TRAFFIC COUNTS

S 4th St (Hwy 81)	north	16,800
S 4th St (Hwy 81)	south	13,400
I-44 (H E Bailey Turnpike)	north/east	11,100

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