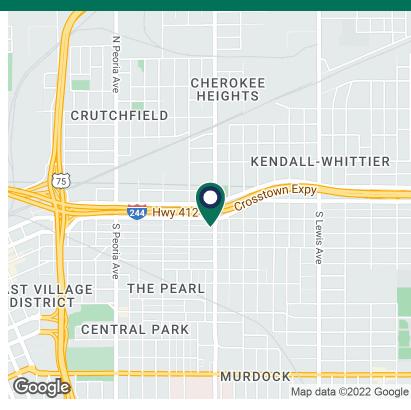


Former Sonic - Land | For Sale

120 S Utica Ave, Tulsa, OK 74104





OFFERING SUMMARY

Sale Price: \$295,000

Lot Size: 0.48 Acres

PROPERTY OVERVIEW

This former Sonic Building was Razed on 9/1/2022. The land is an ideal location for a fast food or QSR concept with immediate access to Interstate 244 on the north boundary of the property.

The property is less than 2 miles from the Blue Dome District of downtown Tulsa featuring a number of restaurant, bars and entertainment venues.

LOCATION OVERVIEW

Located directly south of 244 | Crosstown Expressway

- Land For Sale
- Utilites to the site
- Pylon signage



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,619	86,602	183,656
Average Age	31.2	35.6	36.0
Average Age (Male)	31.5	34.5	34.4
Average Age (Female)	30.6	36.3	37.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,440	37,832	79,868
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$34,699	\$57,741	\$55,573
Average House Value	\$107,278	\$245,697	\$180,746

^{*} Demographic data derived from 2020 ACS - US Census