



### OFFERING SUMMARY

Sale Price:	\$3,500,000
Building Size:	6,600 SF
Patio Space:	2,500 SF
Lease Rate:	Negotiable
Lot Size:	1.23 Acres
Year Built:	2017
Zoning:	Commercial
Submarket:	North/Oklahoma City 07232020

### PROPERTY OVERVIEW

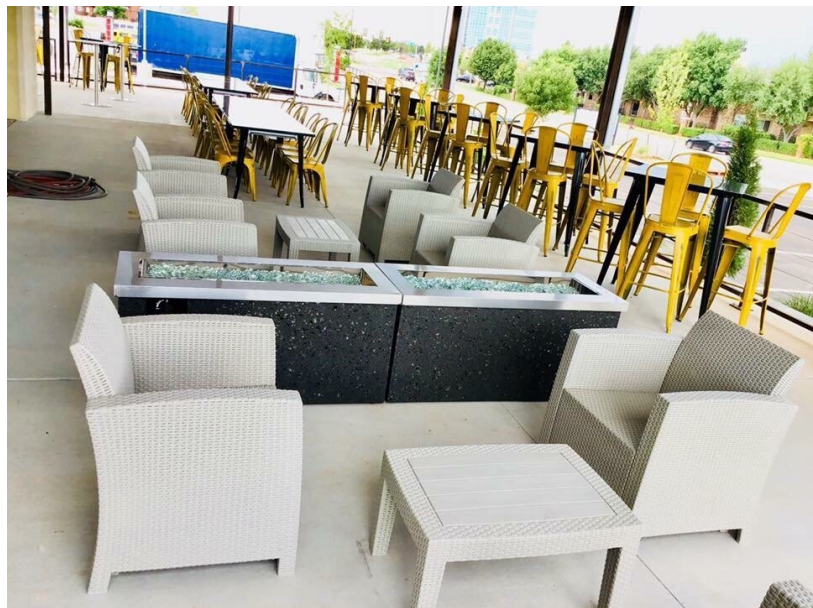
Turn-key restaurant space available including all FF and Equipment. Located off the easily accessible Kilpatrick Turnpike, the ever popular Quail Springs Mall area has experienced steady growth over the past few years enticing both high-end office users and steady stream of national retailers, restaurants and hotels. The businesses in the corridor are supported by over 1200 hotel rooms and suites. New big box retailers in the area include Von Maur and Dick's Sporting Goods.

### PROPERTY HIGHLIGHTS

- Prime restaurant space
- High traffic area near hotels, restaurants and shopping
- Located near Lifetime Fitness and Quail Springs Mall
- 6,600 Sq ft building with 2,500 Sq ft Patio

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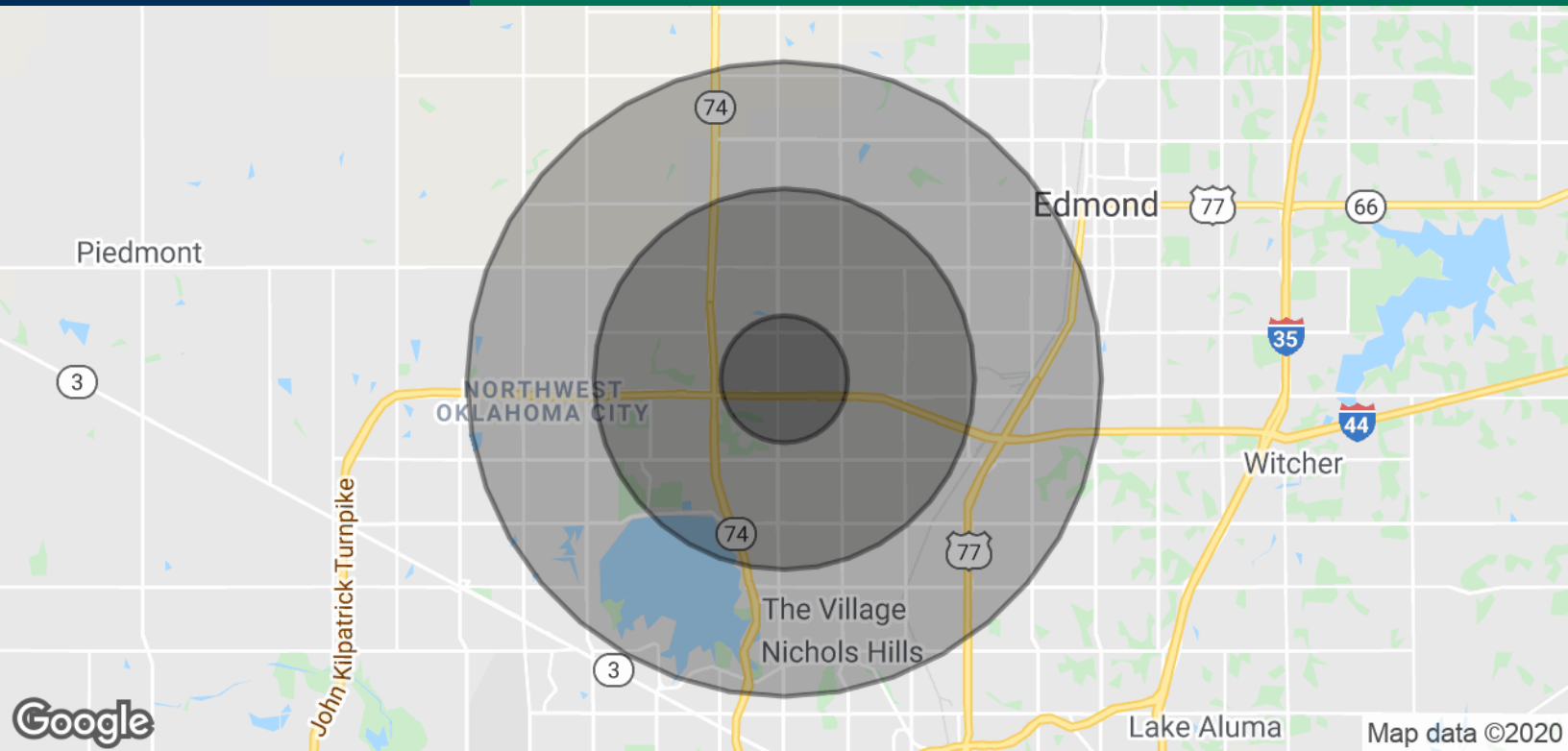




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**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	7,942	58,192	138,124
Average age	32.1	35.9	36.3
Average age (Male)	31.2	34.8	34.6
Average age (Female)	33.6	37.0	37.3

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	4,096	26,394	58,888
# of persons per HH	1.9	2.2	2.3
Average HH income	\$61,559	\$76,884	\$81,839
Average house value	\$180,435	\$192,742	\$200,879

\* Demographic data derived from 2010 US Census