CBRE

Free-Standing Retail/Restaurant

Retail Space | 1,600 SF

2134 W Gary Blvd Clinton, OK 73601 | www.cbre.com/okcretail



30

Acres of Retail Land

1,60C

SF Building

Contact Brokers for Rate

Highlights:

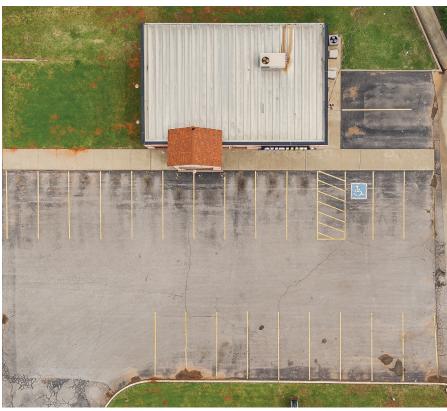
- + Location: Ideally situated directly off of Interstate 40 in the heart of Clinton
- + Traffic: High traffic counts ensure maximum exposure
- + 17:1 Parking Ratio
- + Cross access
- + Zoning: Commercial

Property Overview

This prime retail location at 2134 W Gary Boulevard offers excellent accessibility from Interstate 40. The property spans 0.30 acres and features a 1,600 SF restaurant space, ideal for fast food or retail use.

Located directly off of I-40, this freestanding retail space is surrounded by popular businesses like Braum's, McDonald's, Taco Mayo, Daylight Donuts, Dollar General, Dollar Tree, Shell, La Quinta and the Holiday Inn.





DEMOGRAPHICS	3 Miles	5 Miles	10 Miles
2024 Population	8,651	9,581	10,909
2024 Households	3,209	3,590	4,037
2024 Average Household Income	\$83,061	\$82,416	\$81,740
2024 Housing Units	4,004	4,434	4,973
2024 Businesses	514	556	604
2024 Employees	5,012	5,408	5,917

Traffic Counts	AADT
West Gary Boulevard	8,100
Interstate 40	8,700



For Sale or Lease



Contact Us

Stuart Graham

Senior Vice President | Director +1 405 607 6027 stuart.graham@cbre.com

Mark Inman

Senior Vice President +1 405 503 7727 mark.inman@cbre.com

Wil Scofield

Associate +1 405 607 6093 wil.scofield@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

