

For Sale or Lease

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

1,600

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.

Retail

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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

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Contact Us

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