



Retail/Restaurant For Lease | \$88,000 Per Year

WALMART PAD SITE GLENPOOL, OK 74066



DICK ALABACK

Broker Associate

918.724.8955

rjalaback@mcgrawcp.com

Property Highlights

- Former Sonic is located on the S.W. corner of Highway 75 in front of the Super Walmart. Retailers in this development include Chick-fil-A, Whataburger, Starbucks, Autozone, IHOP, Sante Fe Cattle Company, QuikTrip, McDonalds, Andys, etc. High visibility site with signage available to Highway 75.
- 45,000 VPD on HWY 75, and the main cross street (W 121 Street S) has 24,371 VPD.
- Zoned CG - allows for virtually any retail/restaurant use.
- 0.87 Acres
- 1,463 SF building can be retrofitted or removed
- High Residential growth area situated near Jenks, Sapulpa, & Glenpool. Glenpool Conference Center, Holiday Inn Express, and a newer 300-unit apartment complex are all located in this development.

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LOCATION OVERVIEW

12151 SOUTH WACO AVENUE | GLENPOOL, OK 74066



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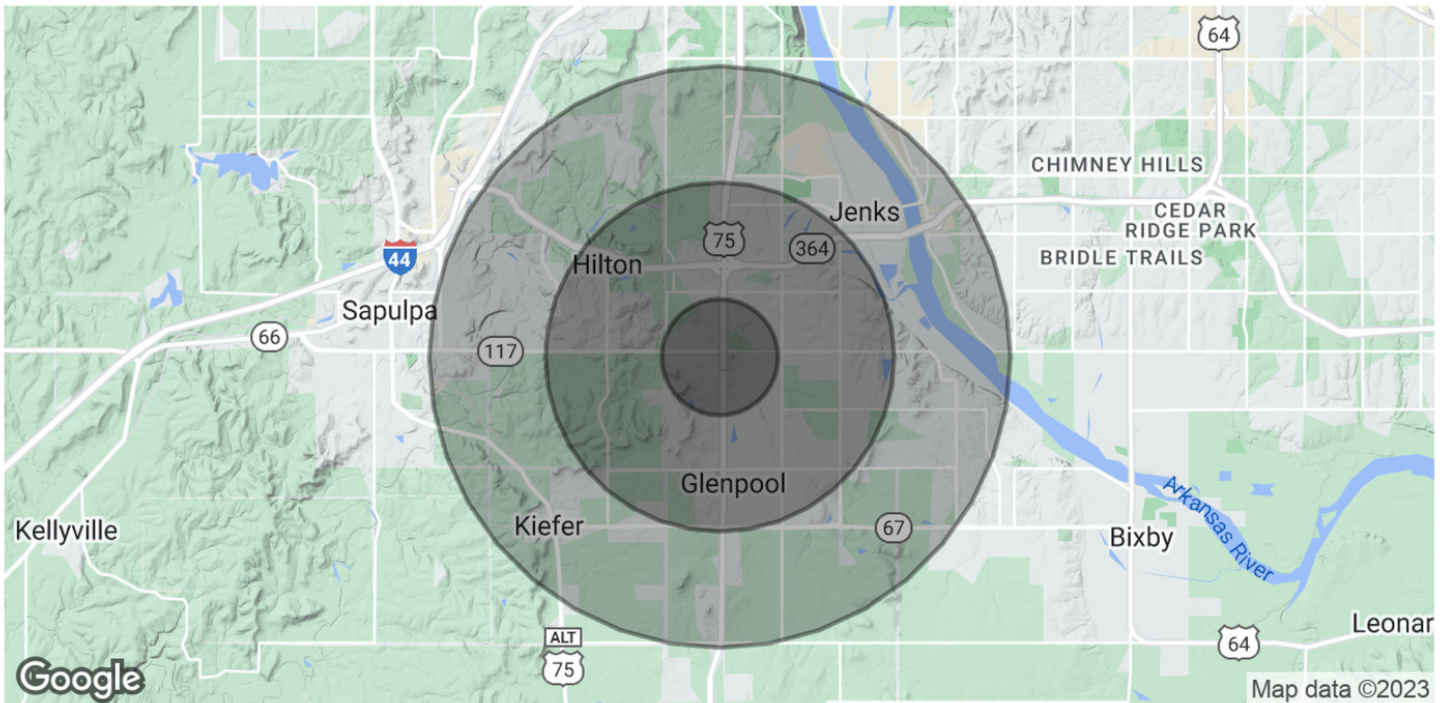
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COMMUNITY OVERVIEW

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,840	29,659	62,821
Average Age	33.1	35.7	36.4
Average Age (Male)	32.9	35.1	35.8
Average Age (Female)	32.8	36.2	37.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,327	10,403	24,446
# of Persons per HH	2.9	2.9	2.6
Average HH Income	\$94,023	\$97,570	\$90,904
Average House Value	\$192,975	\$204,690	\$199,092

* Demographic data derived from 2020 ACS - US Census



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