

121 E. SHERIDAN AVENUE OKLAHOMA CITY, OK 73104

Bricktown Retail Building For Sale or Lease

19,600 SF MOL

Sales Price: \$4,250,000

Floor 1: 4,900 SF MOL - \$20.00/SF NNN

Lower-Level Speakeasy: 4,900 SF MOL - \$20.00/SF NNN



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REAL ESTATE

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405.840.0600
NAIRED.COM

DAVID HARTNACK
405.761.8955
DAVID@NAIRED.COM

SAM SWANSON
405.208.2046
SAM@NAIRED.COM

NATHAN WILSON
405.760.5327
NATHAN@NAIRED.COM



FLOOR 1 DINING AREA

PROPERTY HIGHLIGHTS

- Turnkey Restaurant & Bar
- Floor 1: 4,900 SF
- Walk In Cooler & Freezer
- Vent Hood
- Lower-Level Speakeasy: 4,900 SF
- Built in 1910

LOCATION HIGHLIGHTS

- Located in Bricktown
- 1000' Away from New Thunder Basketball Arena-Projected to Open 2028
- Easy Access to I-235 & I-40

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LOWER-LEVEL BAR



LOWER-LEVEL DINING AREA



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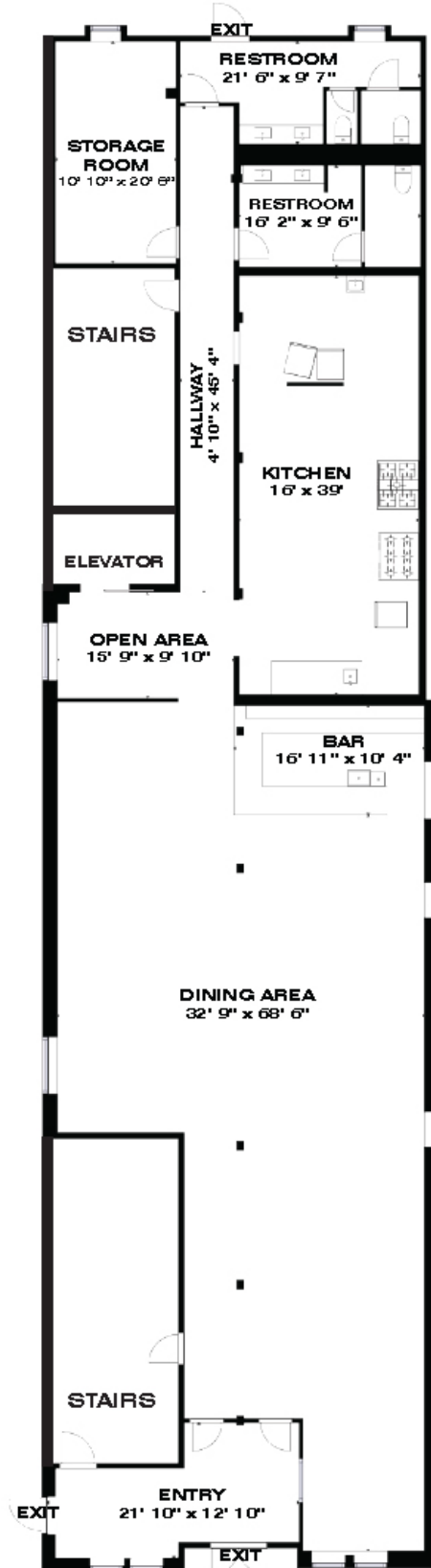
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1ST FLOOR FLOOR PLAN



SCAN FOR 3D TOUR

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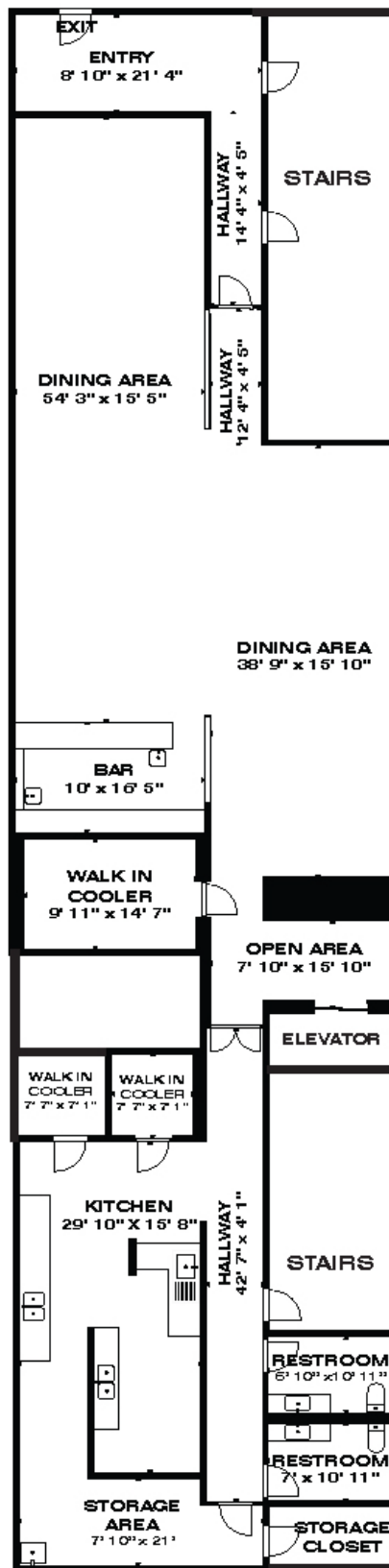
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SAM@NAIRED.COM

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LOWER-LEVEL SPEAKEASY FLOOR PLAN



SCAN FOR 3D TOUR



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FLOOR 1 KITCHEN



LOWER-LEVEL KITCHEN



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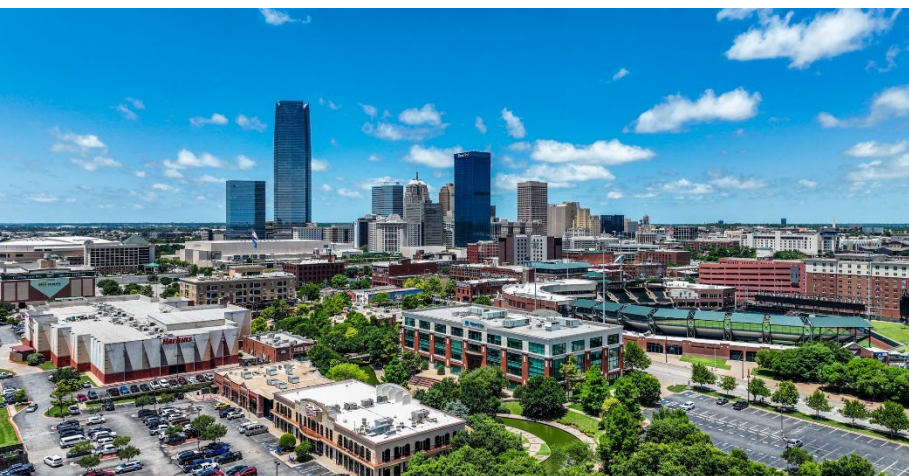
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Bricktown (OKC) is a vibrant entertainment district just east of downtown Oklahoma City.



- Originally a warehouse & freight district, Bricktown was redeveloped starting in the 1990s into an entertainment, restaurant, and nightlife hub
- The Bricktown Canal is a key feature: a mile-long navigable canal connecting parts of Bricktown with downtown and the Oklahoma River
- The canal includes trails, landscaping, and the Centennial Land Run Monument
- The district covers about 50 city blocks
- Home to the Chickasaw Bricktown Ballpark
- 45 Restaurants, Bars & Retail Shops are located in Bricktown as well as the Harkins Theater

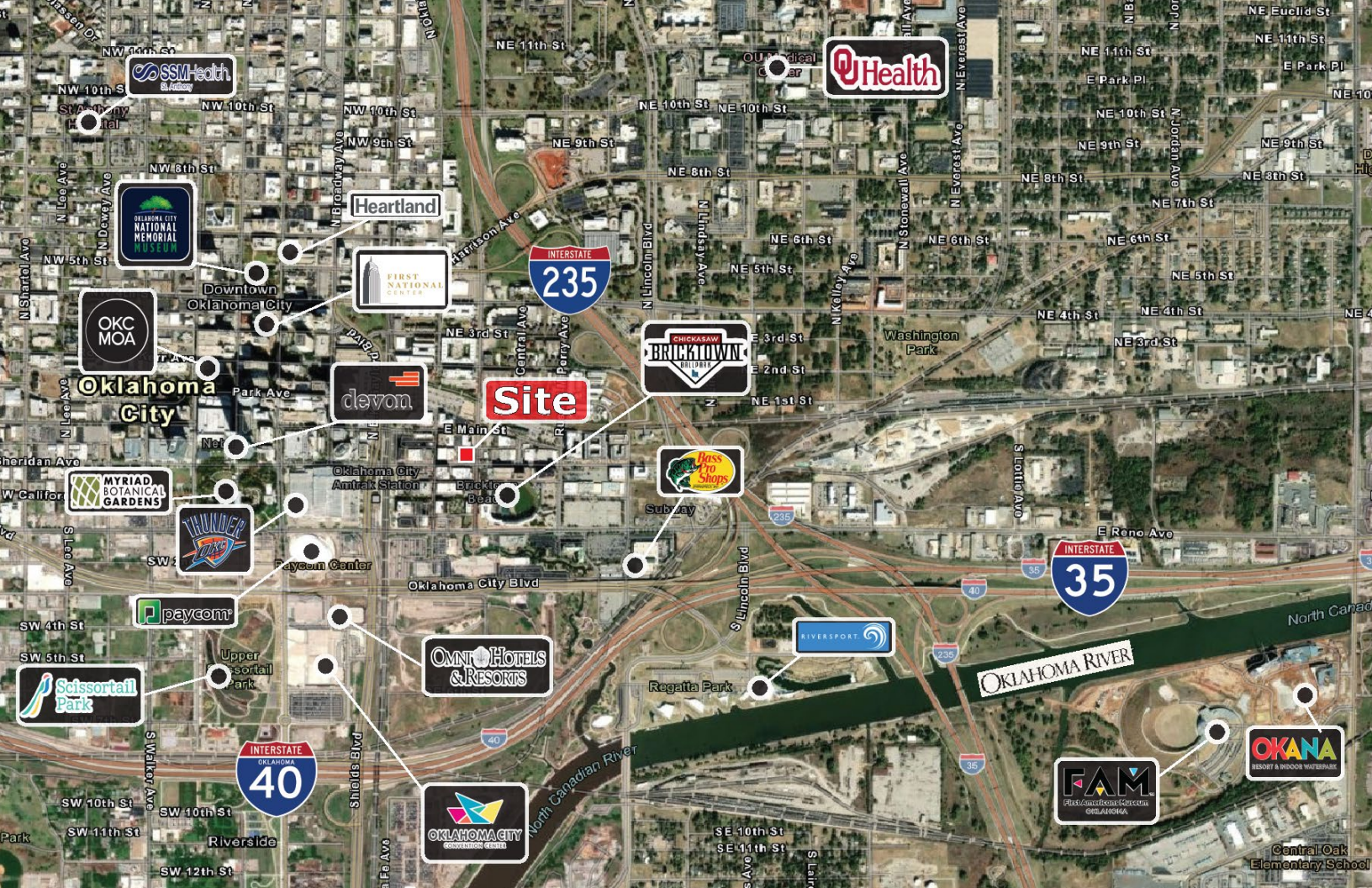
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DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|--------------------------|----------|----------|----------|
| POPULATION | 5,388 | 76,197 | 215,698 |
| AVERAGE HOUSEHOLD INCOME | \$87,608 | \$62,138 | \$58,379 |
| TOTAL HOUSEHOLDS | 3,308 | 32,509 | 86,272 |

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