

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Seize the opportunity to lease a 5,470 SF fully built-out restaurant space in the heart of the Capitol Hill District. Formerly home to Grill on the Hill, this space served as a beloved community gathering place for 17 years, hosting locals, business leaders, and political events. Now, it's ready for a new concept to carry on its tradition of great food and hospitality in a high-visibility location on SW 25th Street. With a spacious dining area, fully equipped kitchen, and strong community presence, this is a rare chance to establish your restaurant in a historic and thriving district with built-in demand.

PROPERTY HIGHLIGHTS

- 5,470 SF fully built-out restaurant space ready for immediate occupancy
- Prime location on SW 25th Street in the heart of the Capitol Hill District
- Former Grill on the Hill — a well-known community restaurant for 17 years with strong local recognition
- Spacious dining area + fully equipped commercial kitchen, ideal for a wide range of restaurant concepts

OFFERING SUMMARY

Sale Price:	\$595,000
Number of Units:	2
Lot Size:	7,000 SF
Building Size:	5,470 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,571	30,123	85,838
Total Population	10,097	84,923	220,803
Average HH Income	\$53,377	\$54,992	\$60,563

AJ TOLBERT

630.843.1989
aj@creekcre.com

ADEN STRUBLE

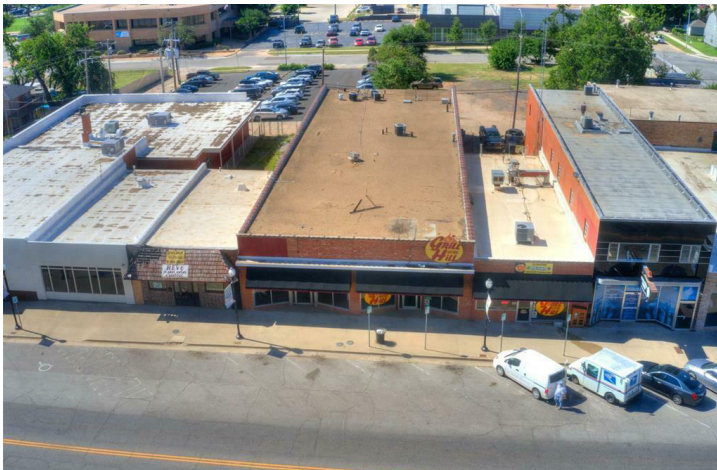
405.210.3910
aden@creekcre.com

ETHAN SLAVIN

405.830.0252
ethan@creekcre.com

322 SW 25TH ST
322 SW 25TH ST | OKLAHOMA CITY, OK 73109

ADDITIONAL PHOTOS

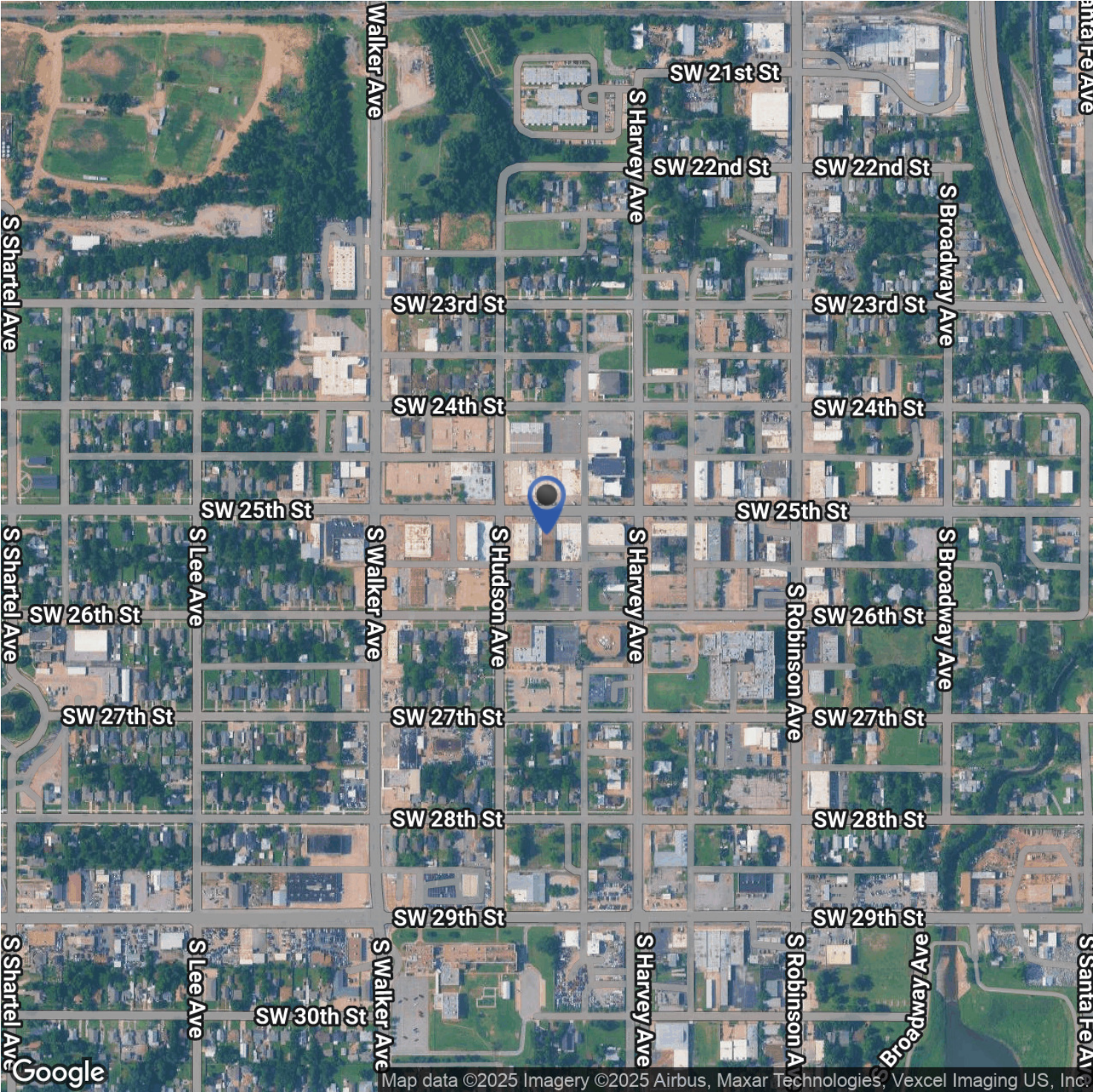


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LOCATION MAP

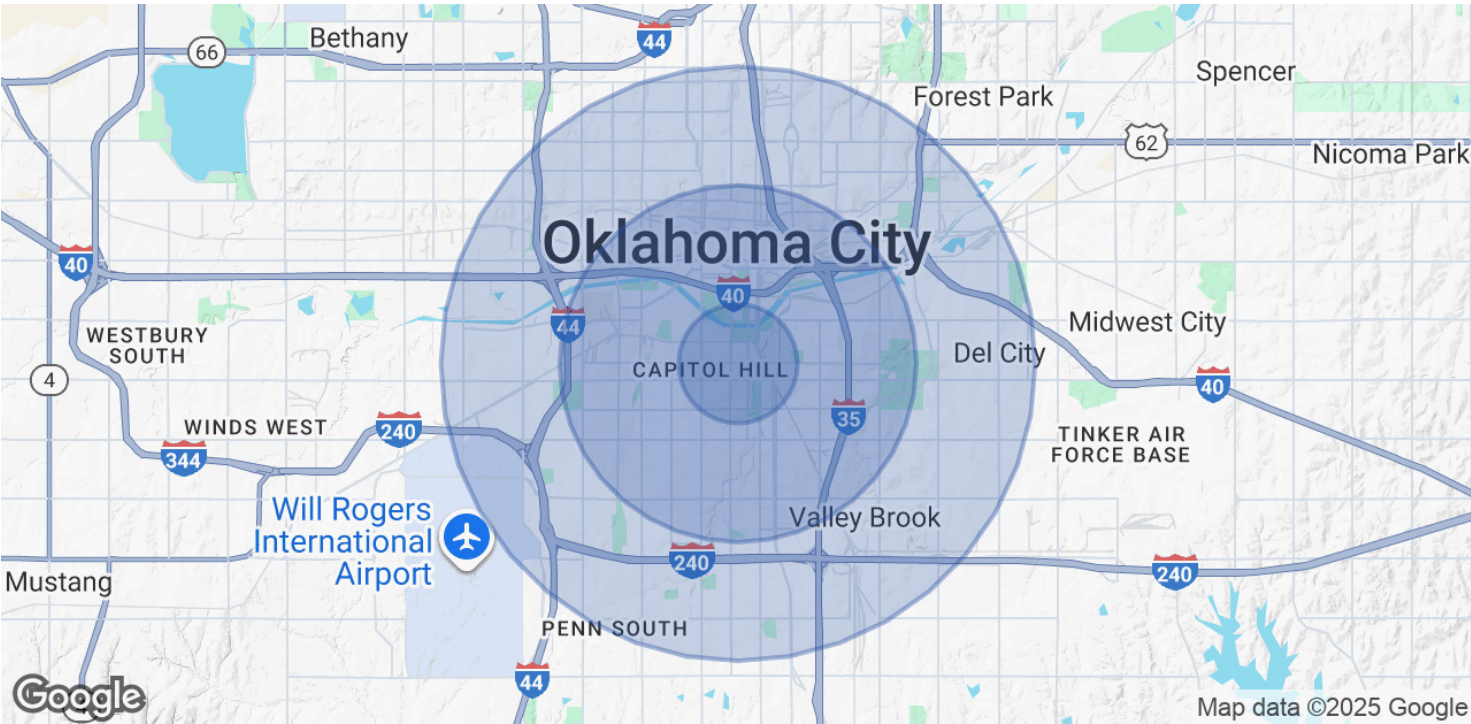


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,097	84,923	220,803
Average Age	35	35	36
Average Age (Male)	35	34	35
Average Age (Female)	35	35	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,571	30,123	85,838
# of Persons per HH	2.8	2.8	2.6
Average HH Income	\$53,377	\$54,992	\$60,563
Average House Value	\$162,998	\$164,184	\$176,787

Demographics data derived from AlphaMap