

Retail Property For Lease

2617 Oklahoma Ave

Woodward, OK 73801

WIGGIN
PROPERTIES, LLC



PROPERTY HIGHLIGHTS

- Sublease opportunity with drive thru.
- Excellent visibility on Oklahoma Avenue.
- Pylon signage.
- Nearby national retailers include McDonalds, Love's, NAPA Auto Parts, Taco Bell, Scooter's Coffee, Sonic Drive-In, O'Reilly Auto Parts.
- Restaurant equipment may be included.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	3,235 SF
Lot Size:	42,226 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,727	5,288	5,772
Total Population	4,304	13,337	14,612
Average HH Income	\$68,845	\$76,963	\$81,830

TRAFFIC COUNTS

Highway 412	21,700 vpd ('22)
Main Ave	5,435 vpd ('22)

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