



Retail/Restaurant For Lease \$60,000 Per Year or
For Sale at \$855,000

WALMART PAD SITE GLENPOOL, OK 74066

MCP

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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, Andy's, etc.
- Excellent visibility from Highway 75
- 45,000 VPD on HWY 75, and the main cross street (W 121 Street S) has 24,371 VPD.
- Owner will sell, lease or build to suit
- 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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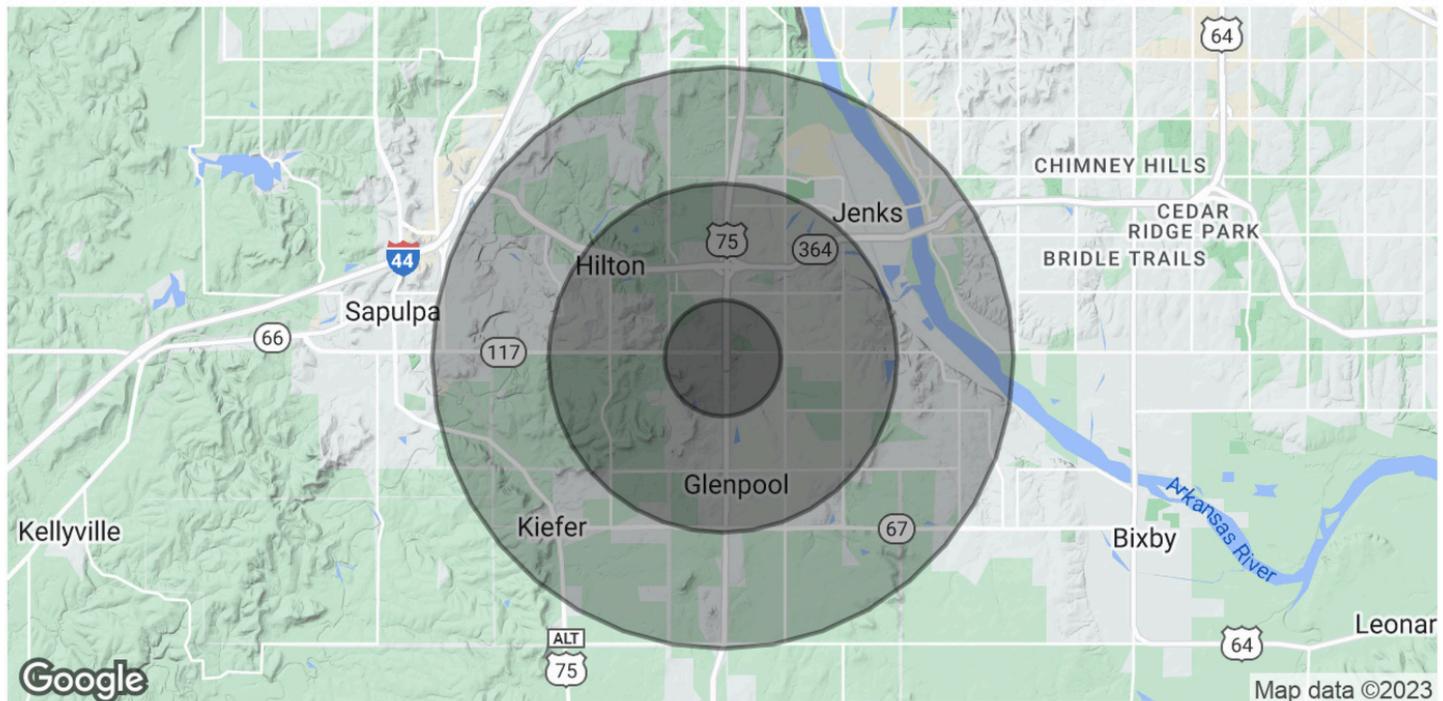
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COMMUNITY OVERVIEW

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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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DISCLAIMER

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by MCP - McGraw Commercial Properties in compliance with all applicable fair housing and equal opportunity laws.

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