

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$2,000,000
Lease Rate:	\$15.00 SF/yr
NNN Rate:	\$5.08 SF/yr
Building Size:	7,972 SF
Available SF:	7,972 SF
Lot Size:	2.3 Acres
Year Built:	1995
Zoning:	C-3

### PROPERTY OVERVIEW

Formerly Zio's Italian, this 2nd generation restaurant is located on the gateway to Oklahoma City. S Meridian Ave is the main thoroughfare connecting Will Rogers Airport to Downtown OKC. Surrounded by hotels and entertainment, this restaurant space provides strong curb appeal that is conducive to redevelopment or conversions.

### PROPERTY HIGHLIGHTS

- For Sale or Lease
- Can Be Sold Individually or Apart of Portfolio
- Large Vent Hood
- Multiple Walk In Coolers and Freezers
- Surrounded by Dozens of Hotels
- Close Proximity to Airport
- Ample Parking
- Heavy Traffic Counts 24/7

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## ADDITIONAL PHOTOS



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## SURROUNDING AREA



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## APART OF A FOUR PROPERTY PORTFOLIO



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## LOCATION MAP

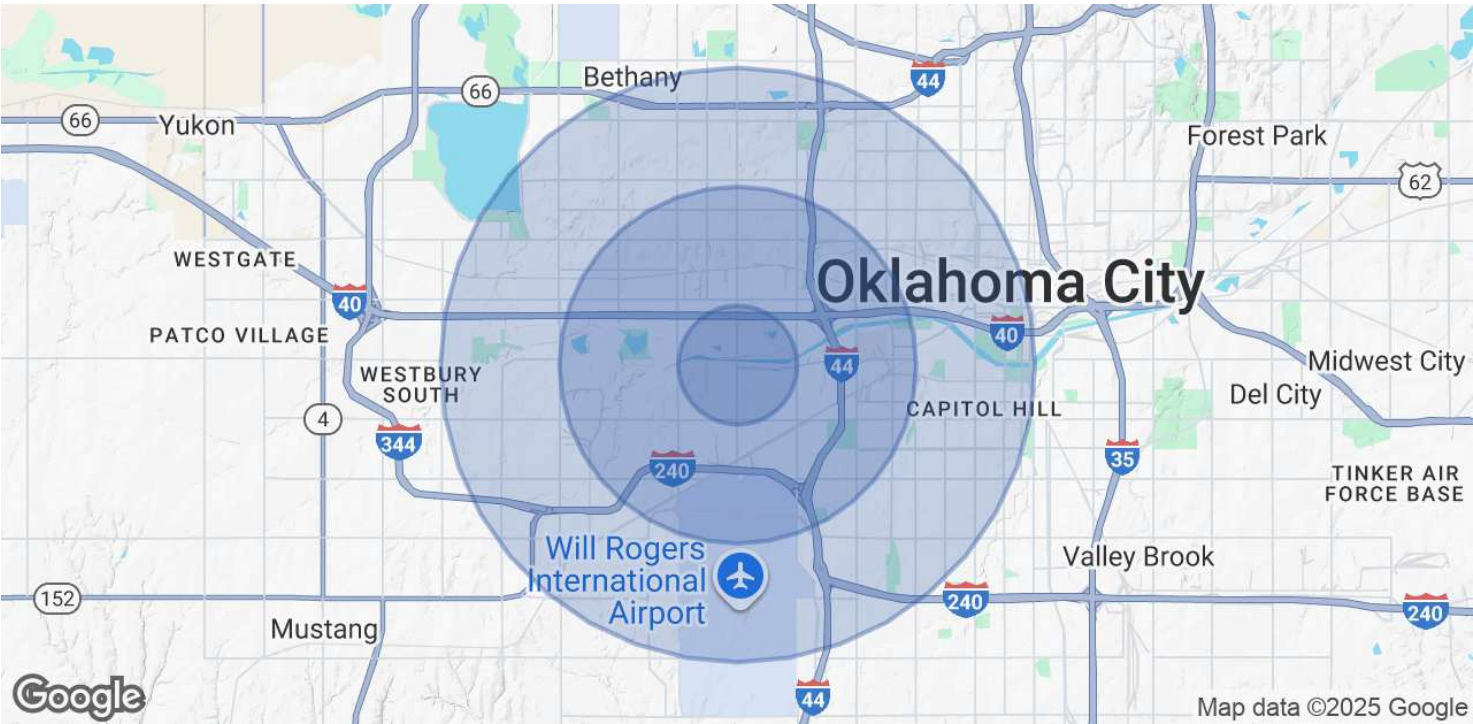


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,167	44,584	193,581
Average Age	36	34	36
Average Age (Male)	36	34	35
Average Age (Female)	37	35	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	907	16,310	72,149
# of Persons per HH	2.4	2.7	2.7
Average HH Income	\$76,021	\$54,057	\$65,001
Average House Value	\$107,046	\$123,370	\$177,616

Demographics data derived from AlphaMap