

# Portfolio Sale of Two Properties

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918-481-8888



## Two Restaurants with all FF&E For Sale!

- Two High volume, full service restaurants in move-in ready condition
- Well maintained properties with no deferred maintenance
- Quality fixtures throughout
- All equipment delivered in good and working condition
- Excellent opportunity for an owner/user to be open and operating quickly
- Abundant parking
- Real Estate, FF&E and Inventory included in sale
- Operating business included in sale
- Full details available upon receipt of Confidentiality Agreement

## Established Business For Sale



7060 S. Yale  
Suite 900  
Tulsa, OK 74136  
Tel: 918.481.8888  
Fax: 918.481.8866

Justin Brown

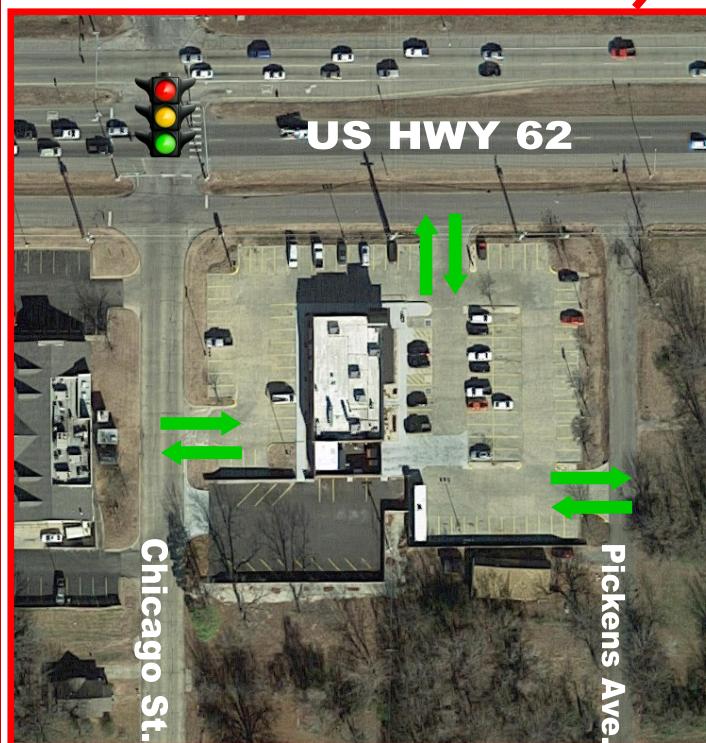
Email: [justin@walmancommercial.com](mailto:justin@walmancommercial.com)  
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# Property #1

415 W. Shawnee St., Muskogee, OK 74401



- 5,039 SF Restaurant on 1.28 acres
- Located on main arterial in Muskogee
- Signalized high traffic intersection
- All FF&E purchased new in 2017



## DEMOGRAPHICS

DRIVE TIMES	10 min.	15 min.	25 min.
Population:	31,596	50,386	76,867
Households:	12,557	19,649	28,852
Avg. H.H. Income:	\$44,191	\$51,588	\$54,879
Traffic Counts:	West Shawnee: 26,472 VPD		

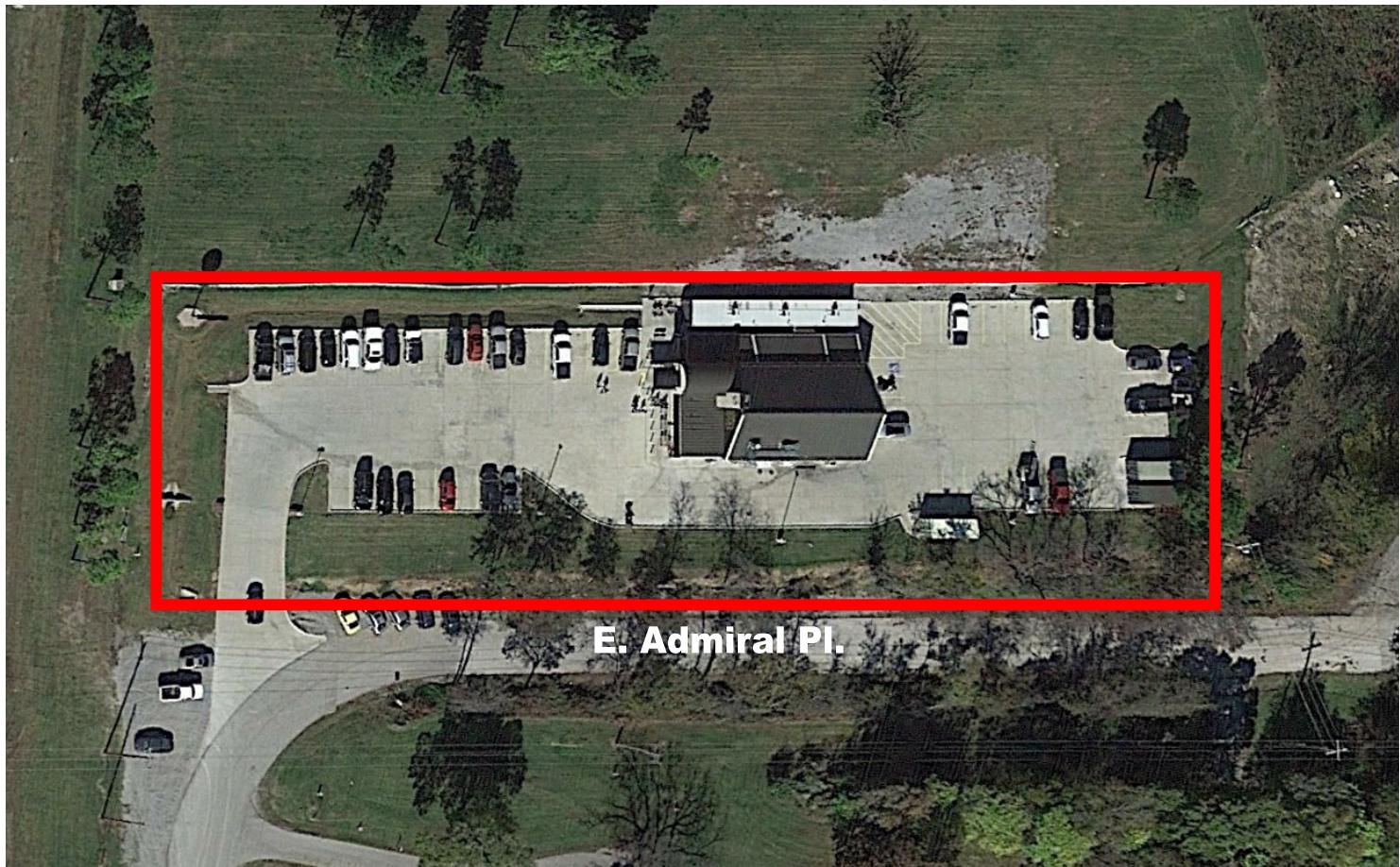


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All statements herein are for informational purposes only and are believed to be reliable; however, no warranty or representation is made to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.

# Property #2

11015 E. 590 Rd., Catoosa OK 74015



- 4,884 SF Restaurant on 1 acre
- Built in 2014
- Trade area includes East Tulsa, Catoosa, Inola, Claremore and Broken Arrow
- Quick and easy access from numerous nearby communities via HWY 412
- All equipment serviced regularly and delivered in good and working condition
- Growing sales required additional dining area to be added in 2017

DRIVE TIMES	DEMOGRAPHICS		
	10 min.	15 min.	25 min.
Population:	8,392	49,031	527,370
Households:	3,165	17,427	209,118
Avg. H.H. Income:	\$75,399	\$73,997	\$71,229
Traffic Counts:	HWY 412	22,900 VPD	

**Owner retiring!**



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