

FOR SALE

STARS & STRIPES PIZZA

2336 NW 23RD ST, OKLAHOMA CITY, OK 73107



BANTA

Property Group

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OFFERING SUMMARY

Sale Price:	\$900,000
Building Size:	3,361 SF
Finished Basement:	1080 SF
Total Functional Area:	4,441 SF
Lot Size:	0.55 Acres
Year Built:	1974
Renovated:	2021
Zoning:	C-3
Market:	OklahomaCity
Submarket:	West/Central
Traffic Count:	19,500
Drive-thru lane, Covered Patio, Walk-in Coolers, Pylon Sign, Corner lot	Yes
Parking Spaces:	27

PROPERTY OVERVIEW

This property delivers a fully turn-key restaurant with a complete operating environment along the May-to-Penn stretch of NW 23rd, a corridor known for its constant retail motion, reliable daily activity, and notable neighborhood engagement. Corner lot position gives access from two streets, an efficiently designed drive-thru, clear circulation, ample parking, and a covered patio. The site offers a naturally convenient flow for dine-in guests, takeout orders, drive-thru traffic, and outdoor seating.

All FF&E is included, enabling a new operator to start tossing dough and taking orders or tailor the space to your concept. The $\pm 3,361$ SF main level is complemented by a finished $\pm 1,080$ SF basement—not counted in the official building size—bringing the total area to $\pm 4,441$ SF. This lower-level currently supports added production like storage/catering operations, and may have potential for creative uses such as a speakeasy or private dining venue.

Whether continuing a pizza concept or introducing a new vision, the property provides a ready-made foundation. Its adequate site, existing equipment, improvements, and convincing visibility create an easy-to-realize, tangible pathway for a day-one launch or a more intentional rebrand.

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LOCATION DESCRIPTION

Located on the corner of NW 23rd & N Cross Ave between May Avenue and Penn Avenue. This freestanding restaurant sits in an invested corridor with strong demographic fundamentals and traffic counts. The city's recent streetscape and corridor improvements reinforce the commitment to this segment of NW 23rd, making the property equally well suited to capture local demand, commuter traffic, and delivery/drive-thru volume.

The site benefits from constant local movement—students and staff from OCU to the east, residents from established neighborhoods to the north and south, and daily commuters connecting Midtown and the inner-northwest neighborhoods. The surrounding blocks support a mix of retail, services, neighborhood eateries, and service companies, creating reliable traffic patterns from morning through late evening.

SITE DESCRIPTION

The property sits on an adequately sized corner lot fronting NW 23rd Street & N Cross Ave with three curb cuts, ample paved striped parking, established traffic flow, and superb visibility to both eastbound and westbound traffic. The site features a pylon sign, a well-designed drive-thru, patio, and easy access.

INTERIOR DESCRIPTION

- Large open dining room with seating for ±90 guests.
- Multiple booth arrangements + changeable table seating.
- Tile flooring.
- Exposed modernized ceiling with updated lighting.
- Full kitchen line with fryers, ovens, prep tables, walk-ins, and dish area.
- Fire suppression hood system.
- POS area with visibility to the drive-thru window.
- Storage and prep rooms, ±1,080 SF finished basement

PARKING DESCRIPTION

Well-laid-out surface parking lot with front and side parking fields accessible from both NW 23rd Street and N Cross Avenue. The corner configuration provides smooth circulation, multiple approach angles, and easy right-in/right-out access. Stalls are distributed along the building's north and east sides, allowing convenient front-door parking for customers and efficient side-lot parking for staff or delivery vehicles. The dual-street frontage also supports clear traffic flow and reduces congestion during

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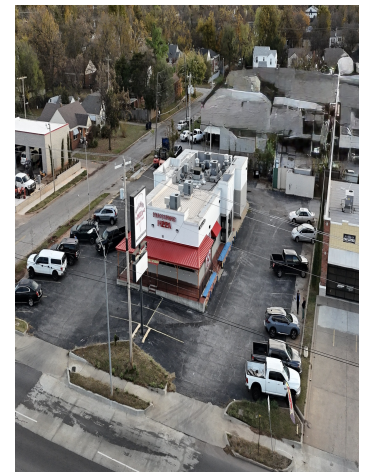
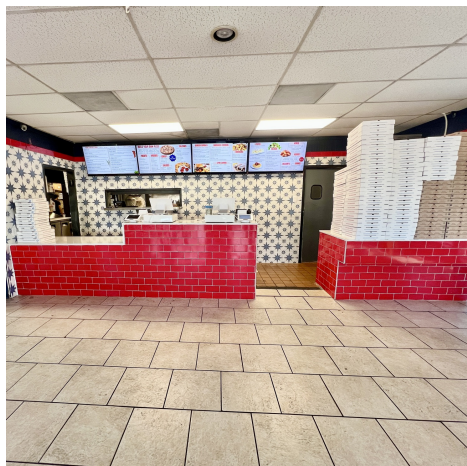
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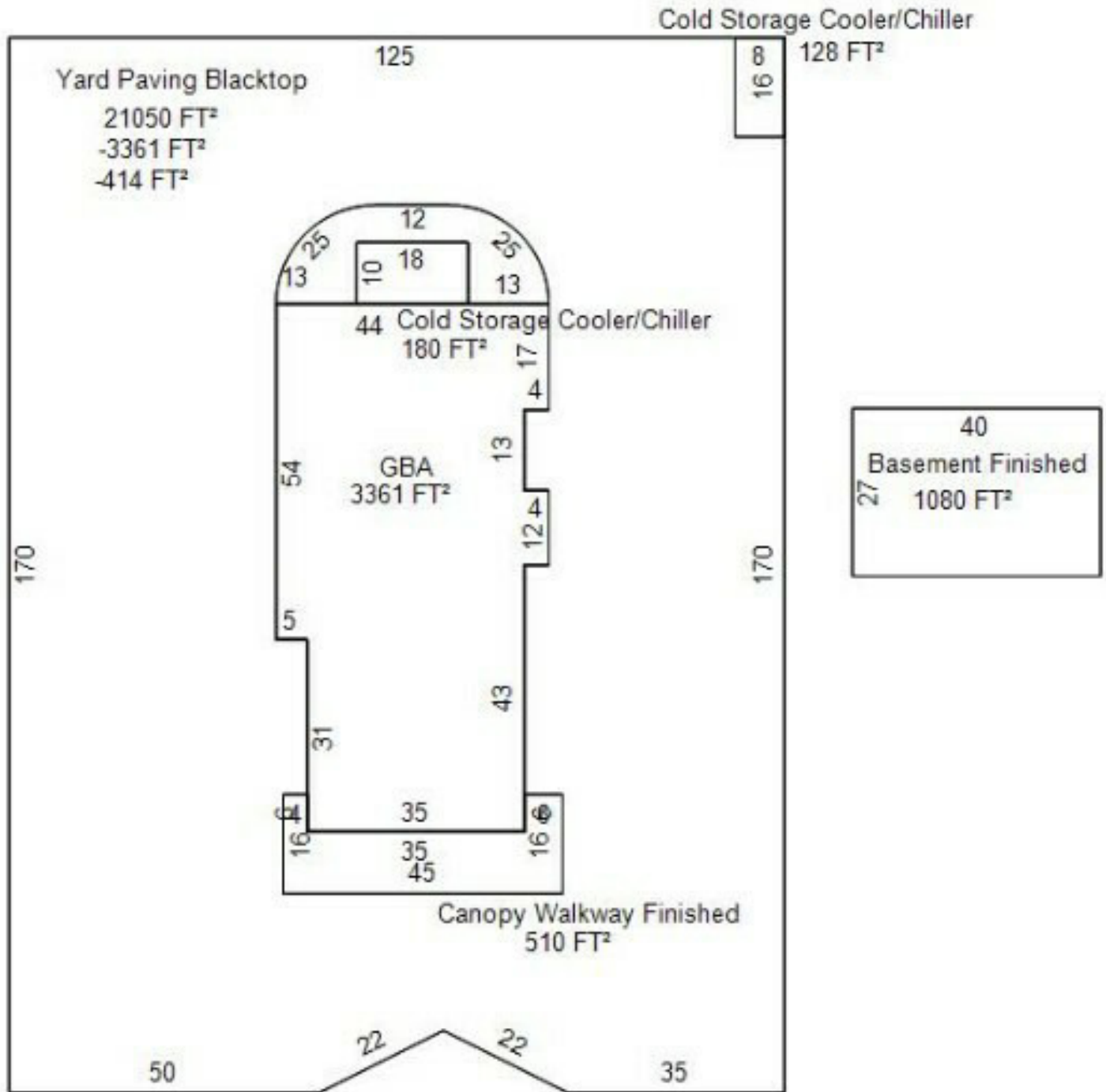
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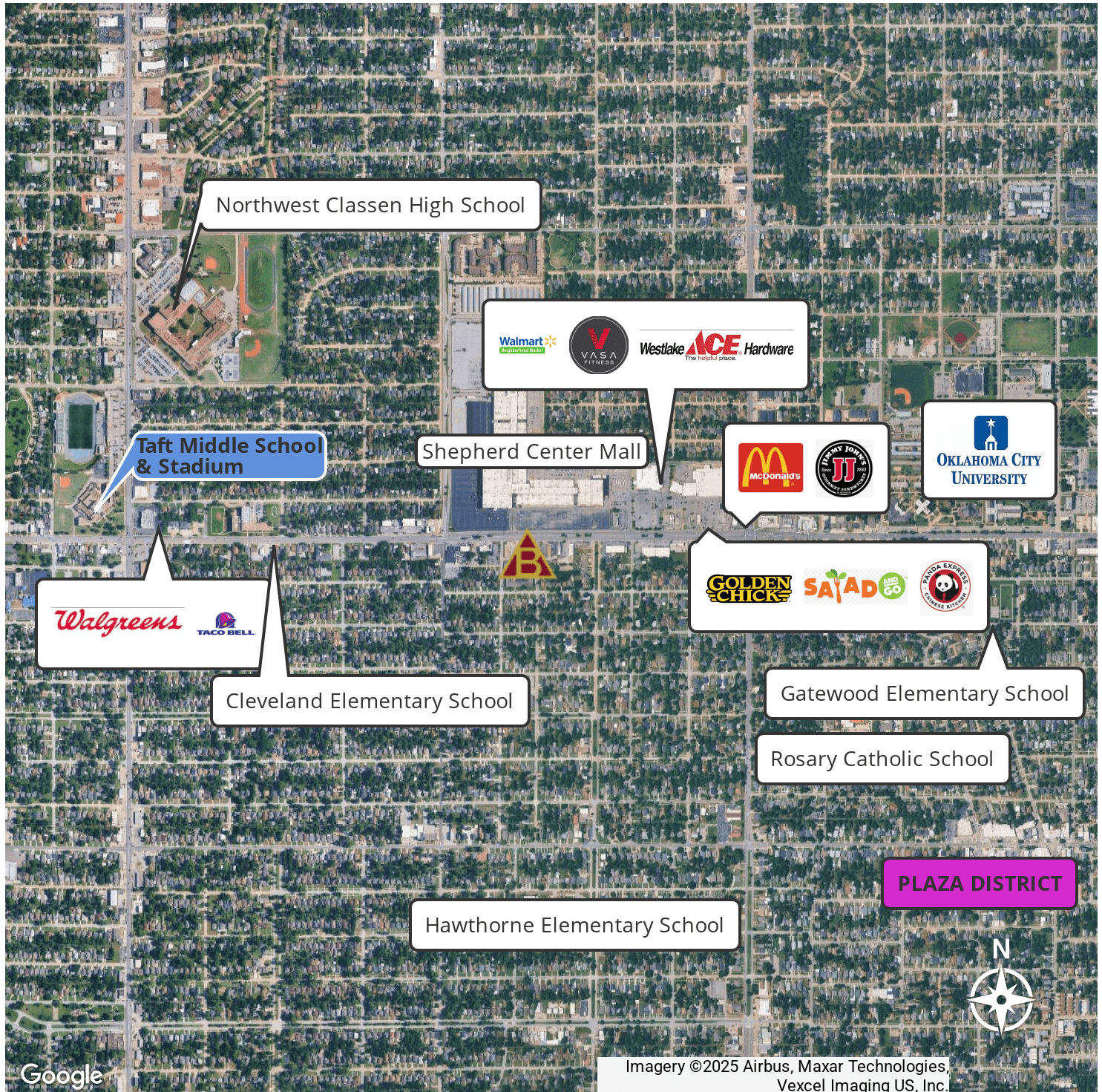
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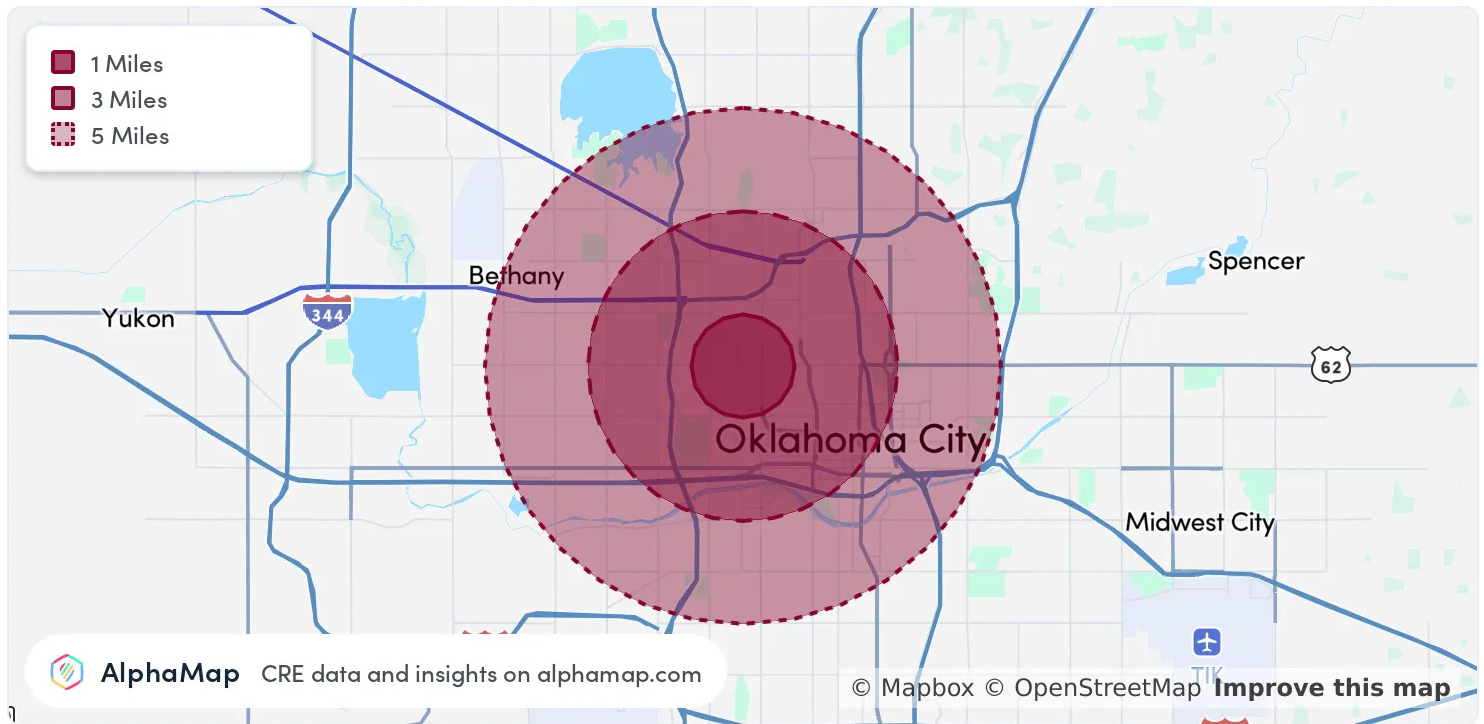
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,953	94,433	236,641
Average Age	36	38	37
Average Age (Male)	35	37	37
Average Age (Female)	36	38	38
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,257	41,830	98,134
Persons per HH	2.3	2.3	2.4
Average HH Income	\$73,567	\$74,427	\$70,614
Average House Value	\$202,721	\$256,771	\$235,727
Per Capita Income	\$31,985	\$32,359	\$29,422

Map and demographics data derived from AlphaMap

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