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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Prime corner restaurant opportunity at 2037 S. Meridian Avenue, located along one of Oklahoma City's busiest restaurant corridors and the primary gateway from Will Rogers World Airport into downtown OKC. This freestanding, highly visible site features strong traffic counts, excellent frontage, monument signage, and ample on-site parking. The property is currently built out as a full-service restaurant with FF&E included and is positioned within an area planned for significant streetscape redevelopment in preparation for upcoming Olympic-related improvements, enhancing long-term visibility and access.

PROPERTY HIGHLIGHTS

- Prime corner, freestanding restaurant on S. Meridian Ave
- Located in one of OKC's busiest restaurant corridors and primary gateway from Will Rogers World Airport
- Strong traffic counts, monument signage, and ample on-site parking
- FF&E included

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)		
Available SF:	7,210 SF		
Lot Size:	46,561 SF		
DEMOGRAPHICS			
	1 MILE	3 MILES	5 MILES
Total Households	1,135	14,670	71,414
Total Population	2,752	40,498	192,385
Average HH Income	\$77,523	\$52,507	\$65,391

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ADDITIONAL PHOTOS



ETHAN SLAVIN
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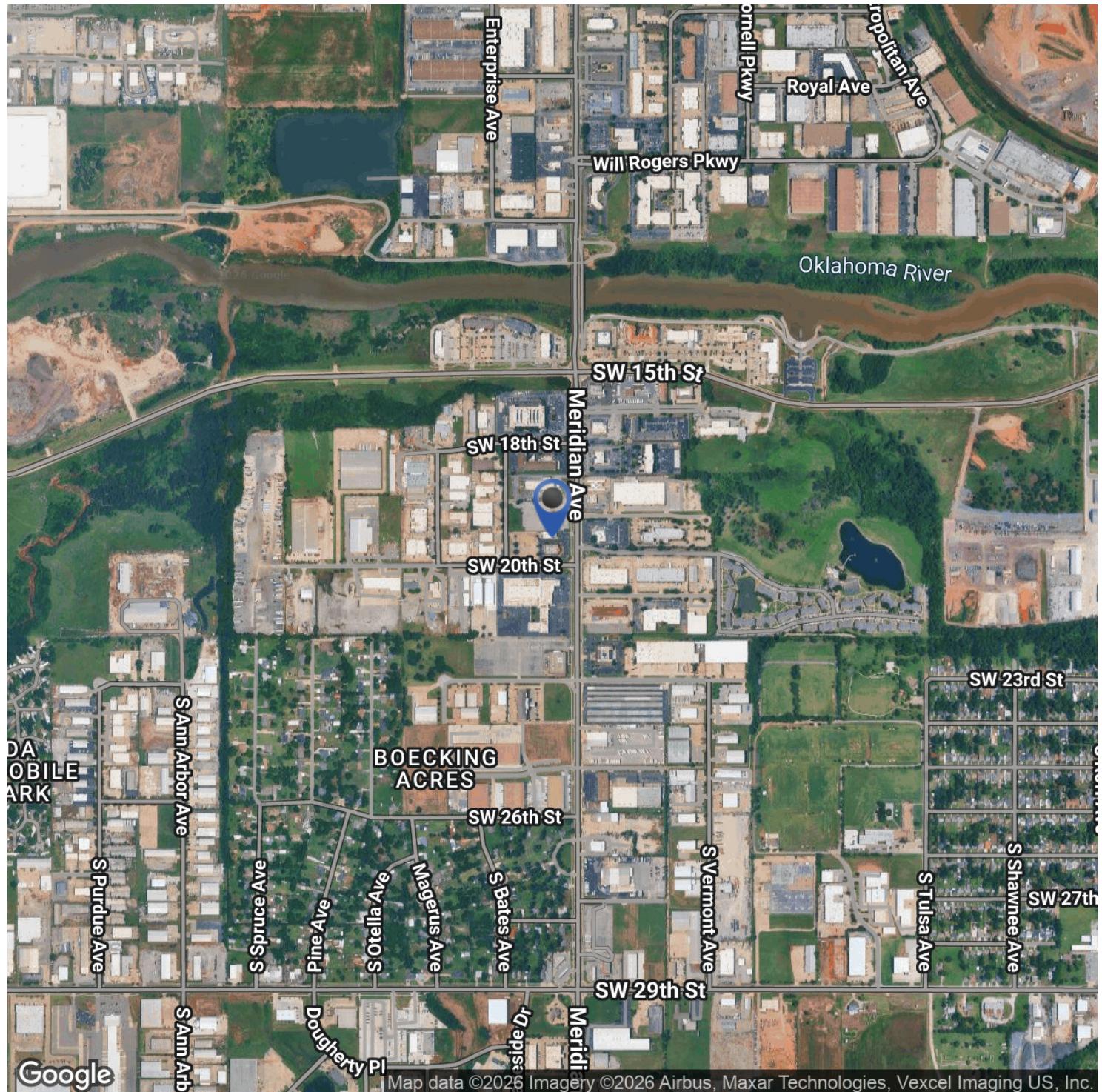
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2037 S MERIDIAN AVE

2037 S MERIDIAN AVE | OKLAHOMA CITY, OK 73108



LOCATION MAP



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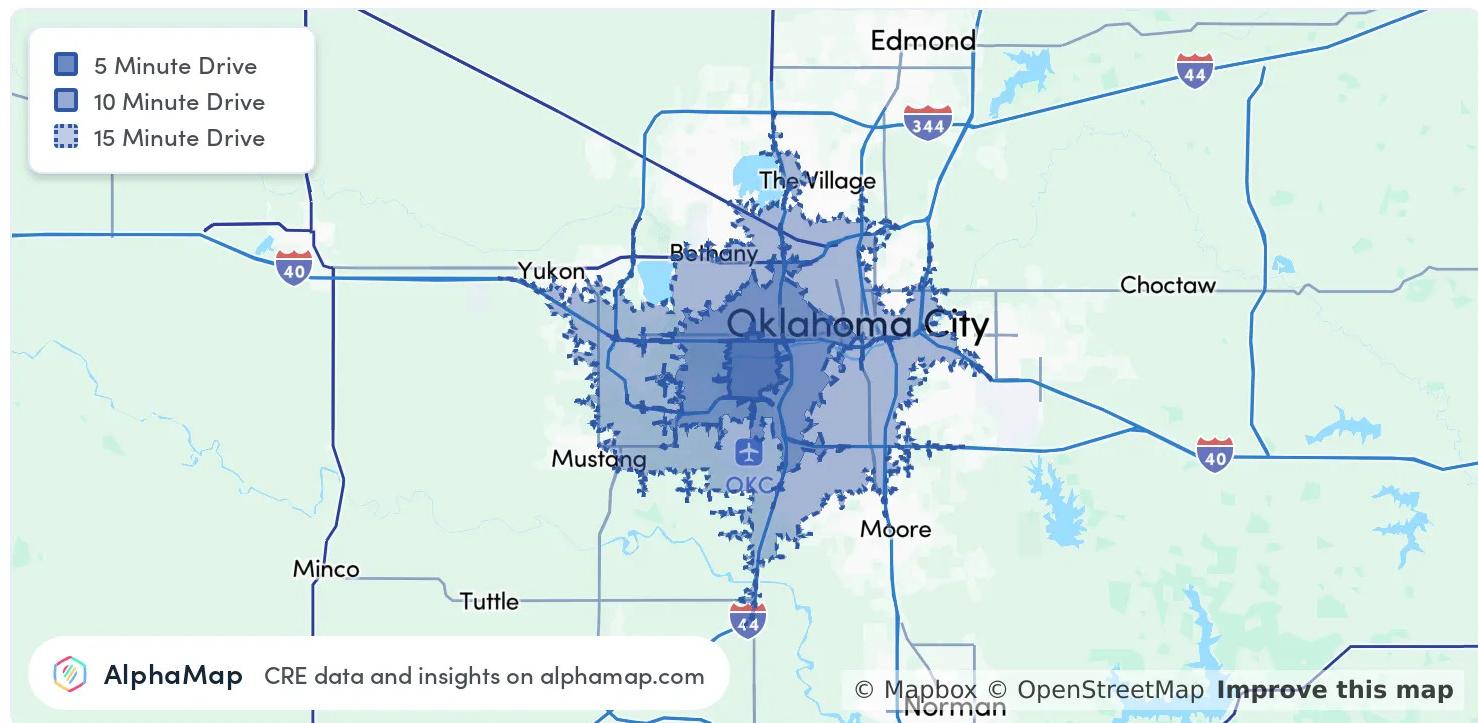
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AREA ANALYTICS



POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	4,448	100,504	369,163
Average Age	35	36	37
Average Age (Male)	34	35	36
Average Age (Female)	36	36	38

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	1,745	37,576	145,830
Persons per HH	2.5	2.7	2.5
Average HH Income	\$70,461	\$62,050	\$72,371
Average House Value	\$120,031	\$150,401	\$215,282
Per Capita Income	\$28,184	\$22,981	\$28,948

Map and demographics data derived from AlphaMap