

**711 E Street
Elgin, OK 73538**

**TURNKEY DONUT BUSINESS FOR
SALE WITH LEASE OPPORTUNITY**



OFFERING SUMMARY

Available SF: ±1,440 SF

Lease Rate: \$2,000 SF/yr
(MG)

Year Built: 2024

Building Size: ±1,440 SF

PROPERTY OVERVIEW

Turnkey donut business for sale with lease opportunity! Great opportunity to own a fully operational, newly constructed restaurant in one of Southwest Oklahoma's fastest-growing communities. This ±1,440 sf freestanding building with drive-thru is 100% turnkey. Property includes a retail area with a drive-thru window, fully equipped kitchen with a hood vent, and a storage room. Donut business is for sale for \$175,000 and the property is for lease for \$2,000/monthly. Nearby businesses include: Rising Eagle Brewery, Arvest, Auto Zone, McDonald's, Braum's, and Sonic.

PROPERTY HIGHLIGHTS

- 100% turnkey donut business for sale with lease opportunity.
- Features a drive-thru window.

MELISSA BUSSE

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Measurements and other information are obtained from Owner and/or other reliable sources and are offered as an aid for investment analysis. Although deemed reliable, information is not guaranteed and is provided subject to errors, omissions, prior sale or withdrawal.

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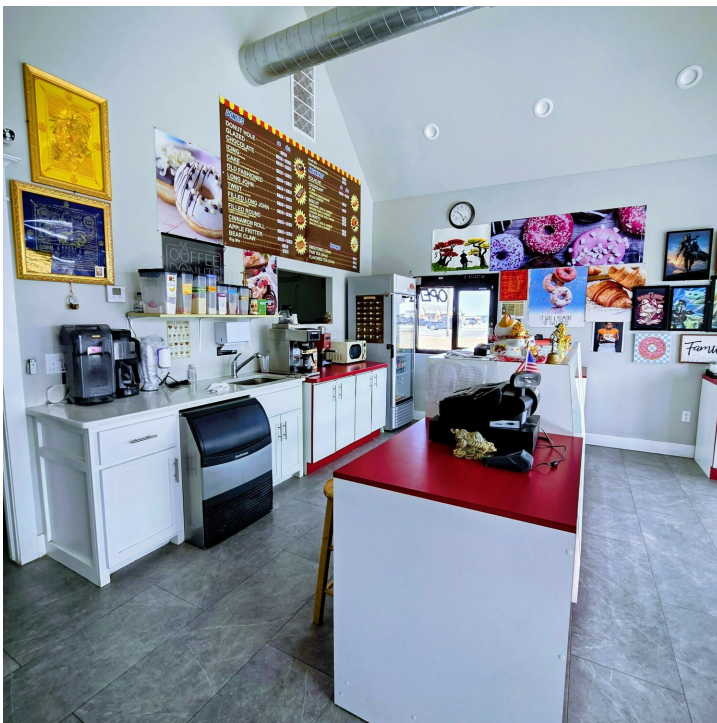
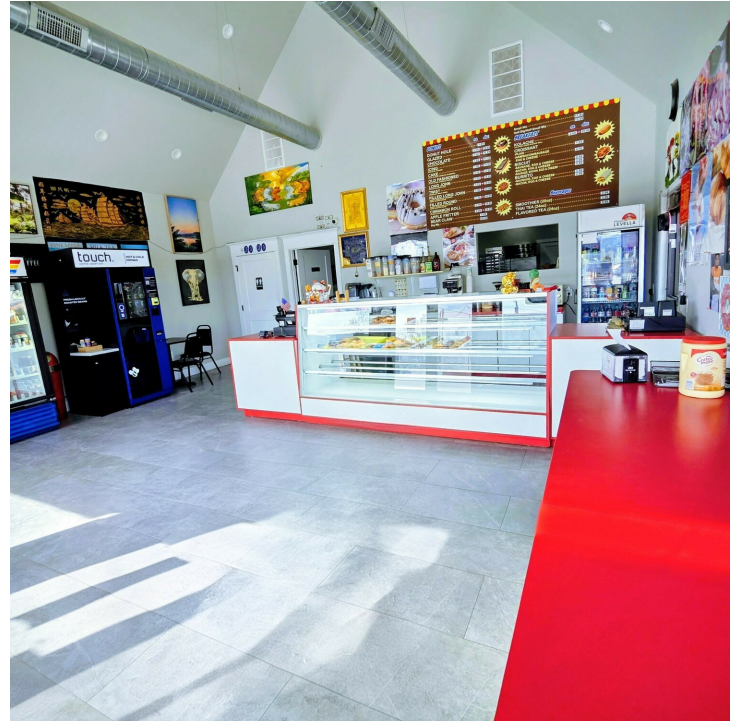


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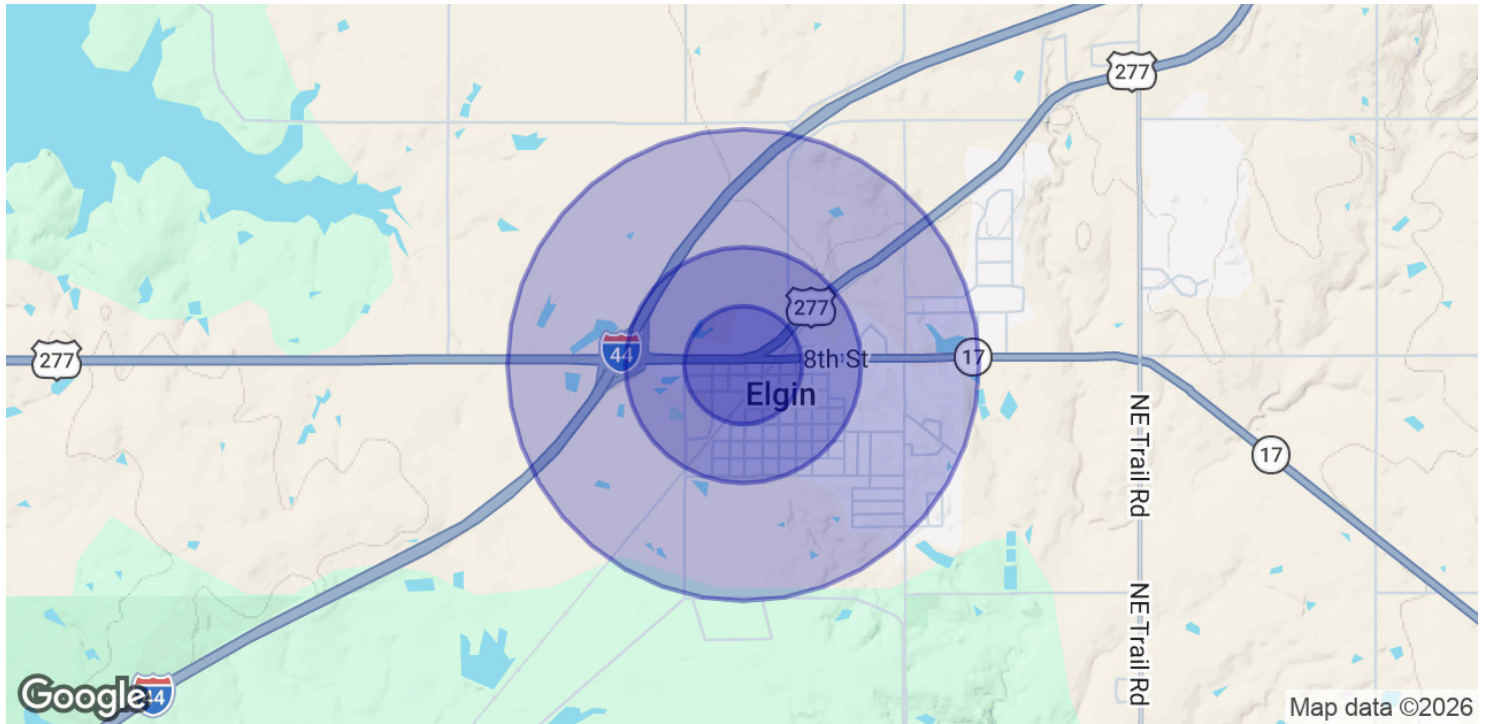
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	116	461	1,459
Average Age	32.6	32.6	32.7
Average Age (Male)	28.3	28.3	28.7
Average Age (Female)	34.5	34.5	34.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	48	190	580
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$78,428	\$78,644	\$82,094
Average House Value	\$178,512	\$174,327	\$188,453

2023 American Community Survey (ACS)

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