

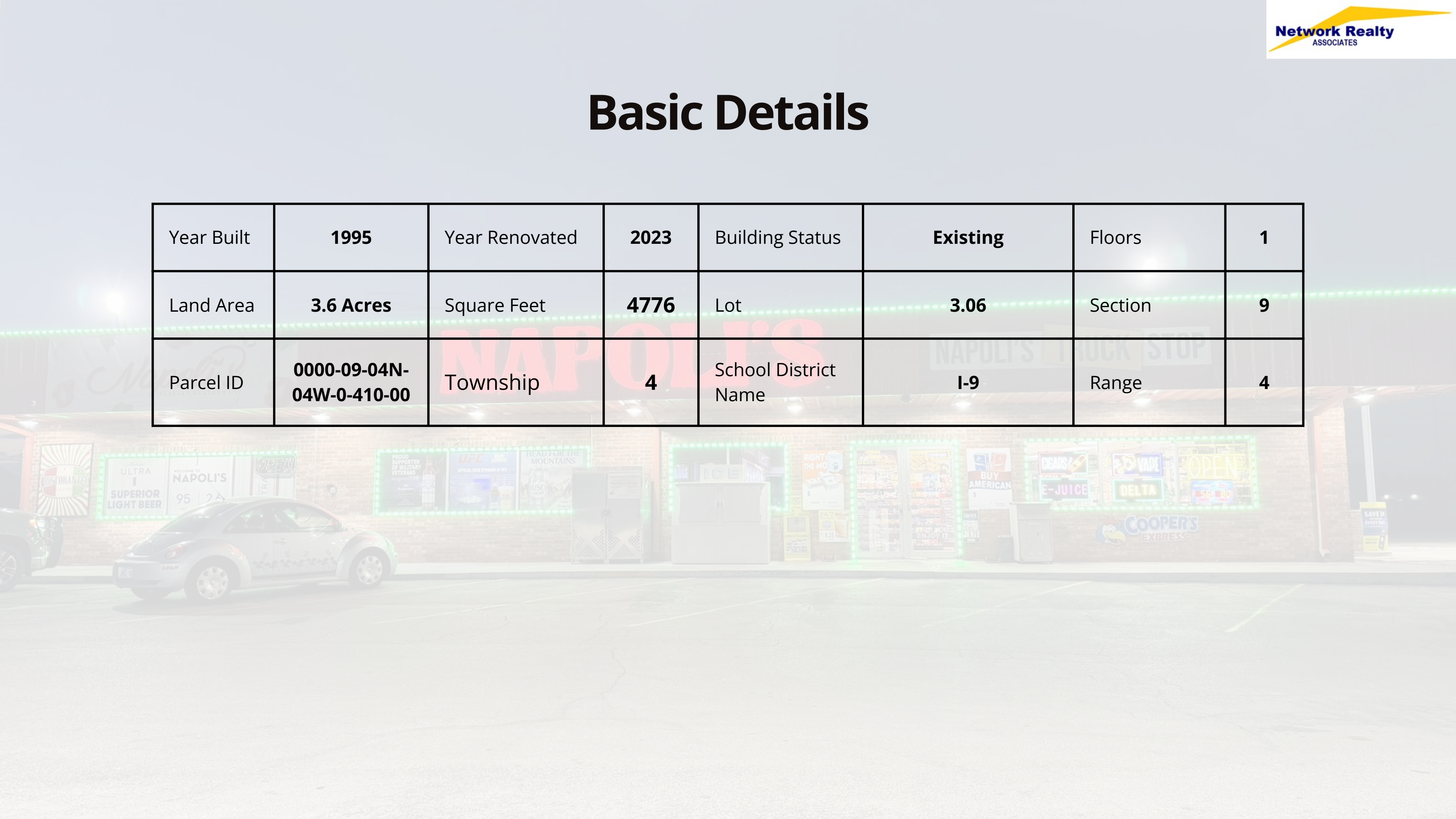
# 920 W Cherokee St, Lindsay, OK 73052





# Basic Details

Year Built	1995	Year Renovated	2023	Building Status	Existing	Floors	1
Land Area	3.6 Acres	Square Feet	4776	Lot	3.06	Section	9
Parcel ID	0000-09-04N-04W-0-410-00	Township	4	School District Name	I-9	Range	4





# Marketing Description

Discover a rare leasing opportunity in the heart of Lindsay, Oklahoma! Napoli's Truck Stop is a well-positioned and fully equipped commercial site located directly on Highway 19, offering exceptional visibility and a high traffic volume, making it ideal for fueling both trucks and supporting business growth. Just minutes from downtown Lindsay, this location serves both the local community and travelers from across the country. With nearby oilfield operations and agriculture-based industries, this is a high-demand service point for fueling and refreshment needs.

This is your chance to lease a recognizable, well-located truck stop facility and bring new energy to a community hub. Whether you're in the trucking, fuel, food, or convenience retail industry, Napoli's Truck Stop is ready for your business.

- Direct highway frontage near major trucking routes
- Spacious lot designed to accommodate commercial trucks, trailers, and customer vehicles
- Previously operating as a full-service truck stop that includes canopy-covered fuel stations, convenience store space, and a restaurant area
- Suited for fuel operations, food service, repair bays, or retail convenience
- Situated near residential neighborhoods and industrial activity, with steady local and through traffic



# Investment Highlights

1. Total Building Size: Approx. 4,776 sqft flexible interior layout
2. Convenience Store Area: Includes built-in counter space, coolers, and retail shelving
3. Restaurant/Deli Section: Dedicated space with hood system and dining area (formerly Napoli's Pizza)
4. Fuel Canopy: Covered fueling station with multiple pump islands (diesel & gas compatible)
5. Spacious Parking Lot: Designed for significant truck turnaround and overnight parking
6. Restrooms: Public-accessible, tiled restrooms for both customers and truck drivers
7. HVAC System: Central heating and air conditioning throughout the building
8. Exterior Signage: High-visibility pole signage facing W Cherokee St / Hwy 19
9. Access Points: Dual access driveways for easy ingress/egress of semi-trucks and vehicles
10. Security Features: Exterior lighting and camera-ready wiring
11. Zoning: Commercial – suitable for truck stop, C-store, fast food, or travel plaza use

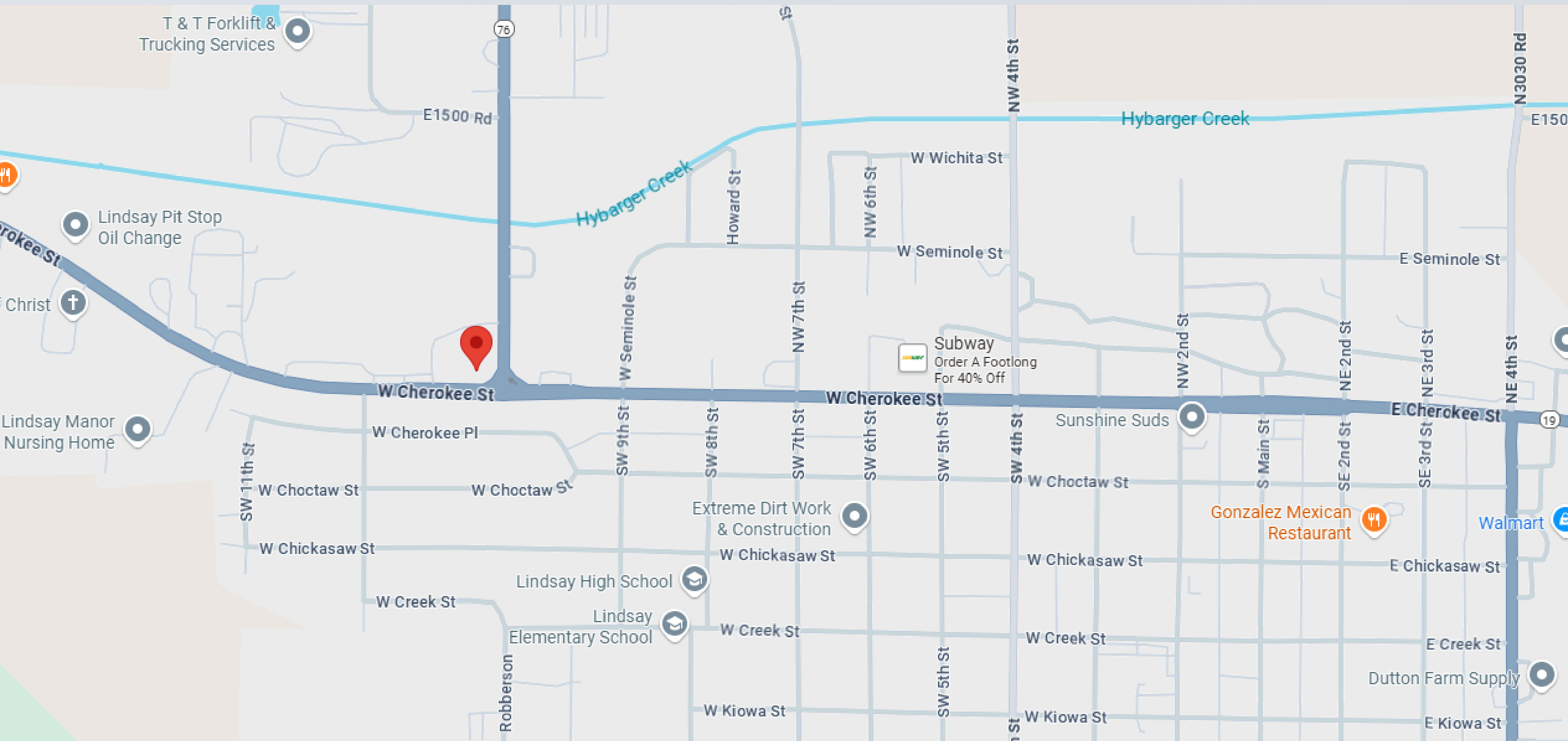




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# Google Map





# Contact Us

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