

# JENKS NEW CONSTRUCTION RESTAURANT PROPERTY FOR SALE



**418 W Main St, Jenks, OK 74037**

## Location Description

418 W Main St is a new construction stand alone restaurant property in Jenks, Oklahoma. The building is over 3,600 square feet situated on a half acre lot. Main Street in Jenks serves as a major arterial connection for commuters travelling to State Highway 75 to the west and Riverside Drive to the East. 418 W Main is equipped with high end restaurant FF&E and all new building materials. The property features a drive-thru, 31 parking spots, covered patio seating, and 3 points of ingress/egress. The property is also within proximity to Jenks High School (3,547 Students) and the new Simon Premium Outlets (330,000 SF GLA).

## Property Highlights

- 2023 Construction
- Property includes drive thru and covered patio
- Vent hood, Walk-in Cooler and Grease trap included in sale
- ±750 SF upstairs office admin space

## VIDEO

## Offering Summary

SALE PRICE:	\$1,900,000
NUMBER OF UNITS:	1
LOT SIZE:	0.48 Acres
BUILDING SIZE:	3,666 SF

Demographics	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,996	22,230	65,659
TOTAL POPULATION	4,805	56,924	158,761
AVERAGE HH INCOME	\$74,069	\$111,071	\$110,161

**William Beichler, SIOR, CCIM**

**PRINCIPAL AND MANAGING BROKER**

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**Sam Mitchell, CCIM**

**ASSOCIATE**

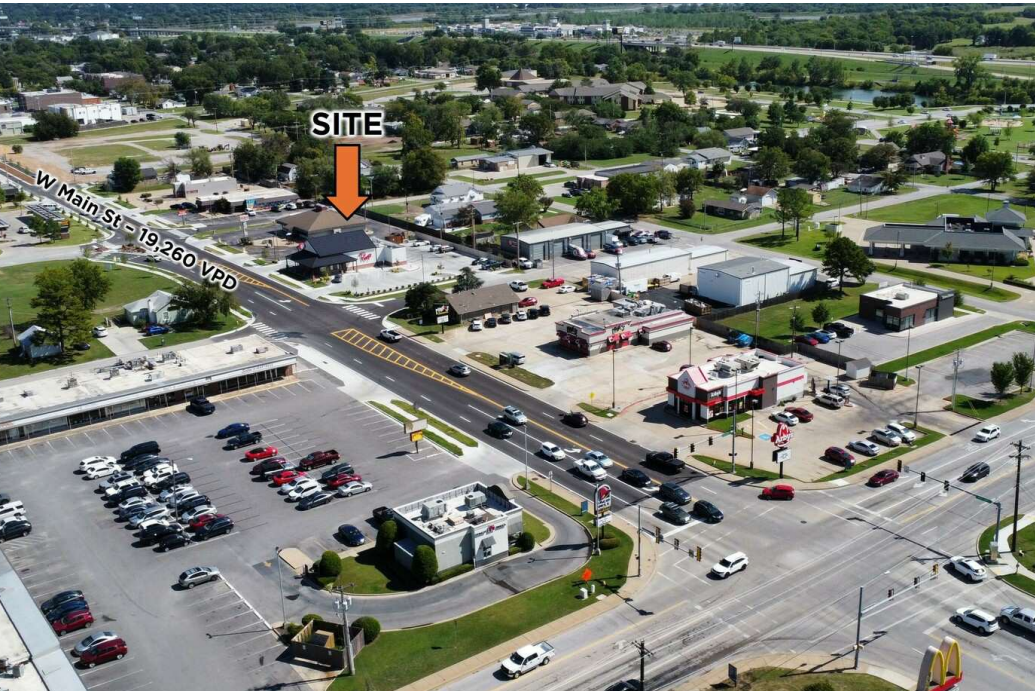
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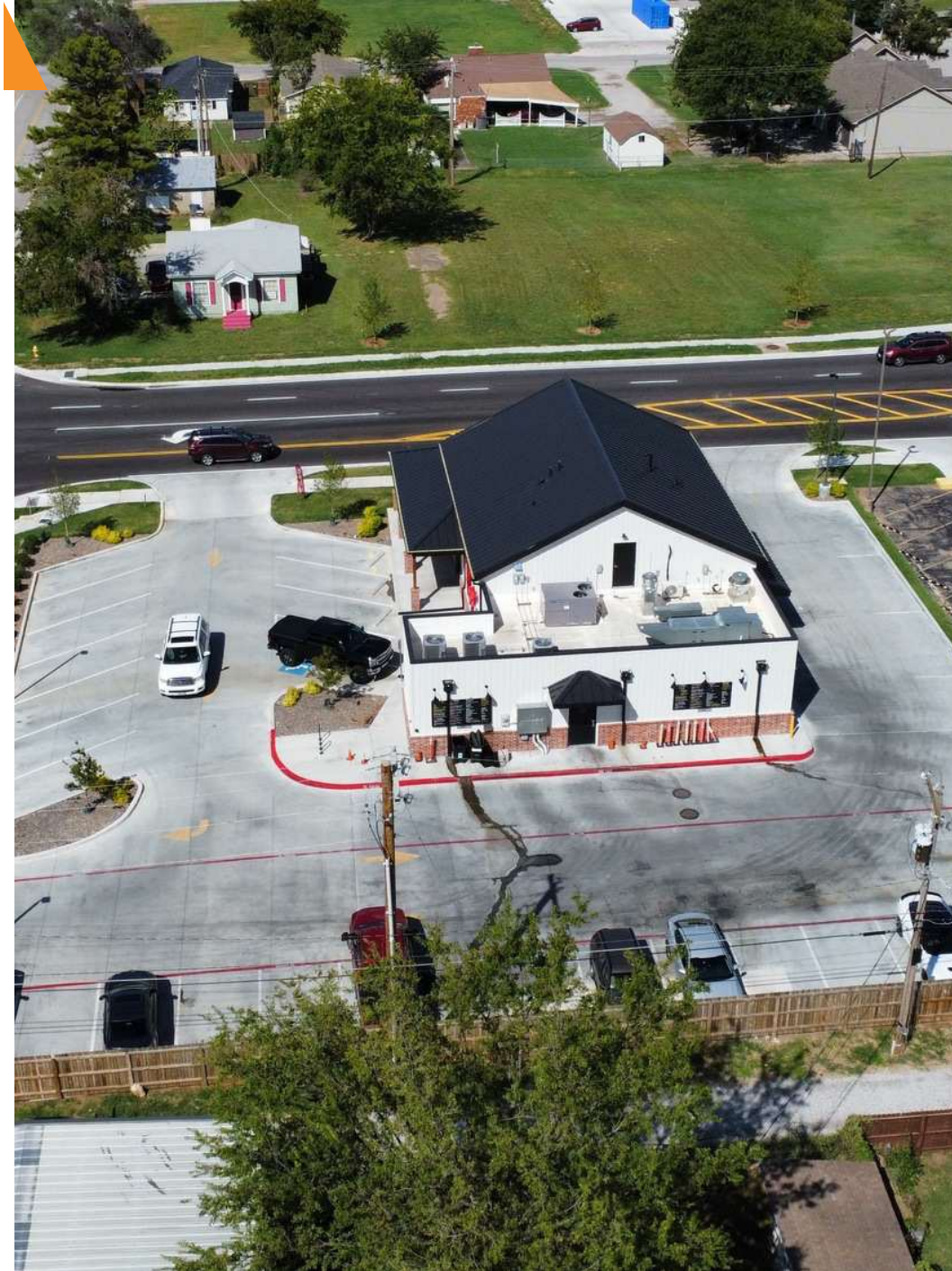
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<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
TOTAL POPULATION	4,805	56,924	158,761
AVERAGE AGE	39	38	40
AVERAGE AGE (MALE)	37	36	39
AVERAGE AGE (FEMALE)	40	39	41
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
TOTAL HOUSEHOLDS	1,996	22,230	65,659
# OF PERSONS PER HH	2.4	2.6	2.4
AVERAGE HH INCOME	\$74,069	\$111,071	\$110,161
AVERAGE HOUSE VALUE	\$266,704	\$326,406	\$348,621

*Demographics data derived from AlphaMap*



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