

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$875,000
Lease Rate:	\$24.00 SF NNN
Available SF:	2,880 SF
Lot Size:	30,000 SF
Price / SF:	\$303.82
Year Built:	1995
Zoning:	C-3

PROPERTY OVERVIEW

Unique Second Generation QSR for lease or sale, located along the busy intersection of S Meridian and I-40. Along the thoroughfare entering and exiting Will Rogers International Airport, the former Burger King is highly visible and easily accessible from all directions. The property features a prominent monument sign, large billboard, drive thru, and ample parking.

PROPERTY HIGHLIGHTS

- For Lease or Sale
- Large Two-Sided Billboard with Leases in Place (\$10,648.00 NOI)
- Monument Signage
- Drive Thru
- Ample Parking
- Large Seating Area
- Walk In Cooler and Freezer

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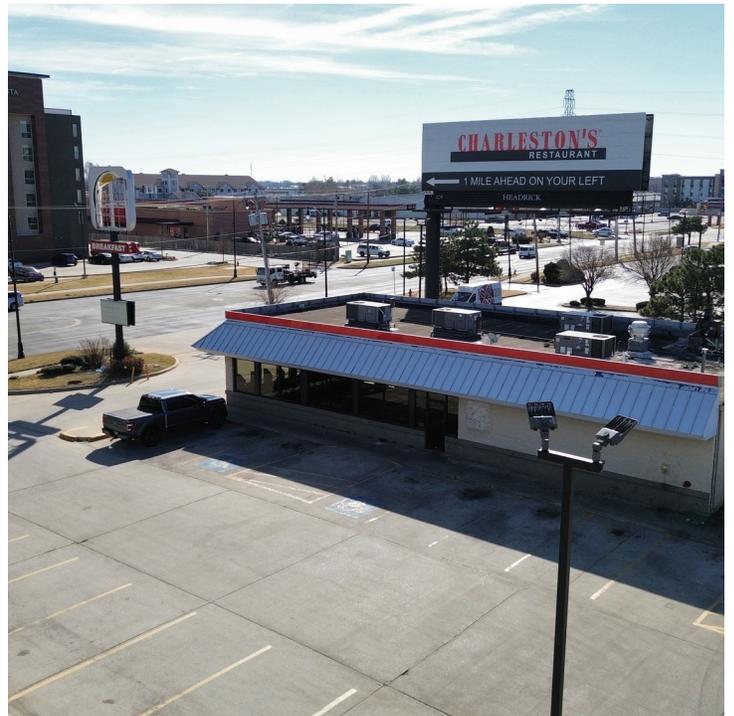
LOCATION



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ADDITIONAL PHOTOS



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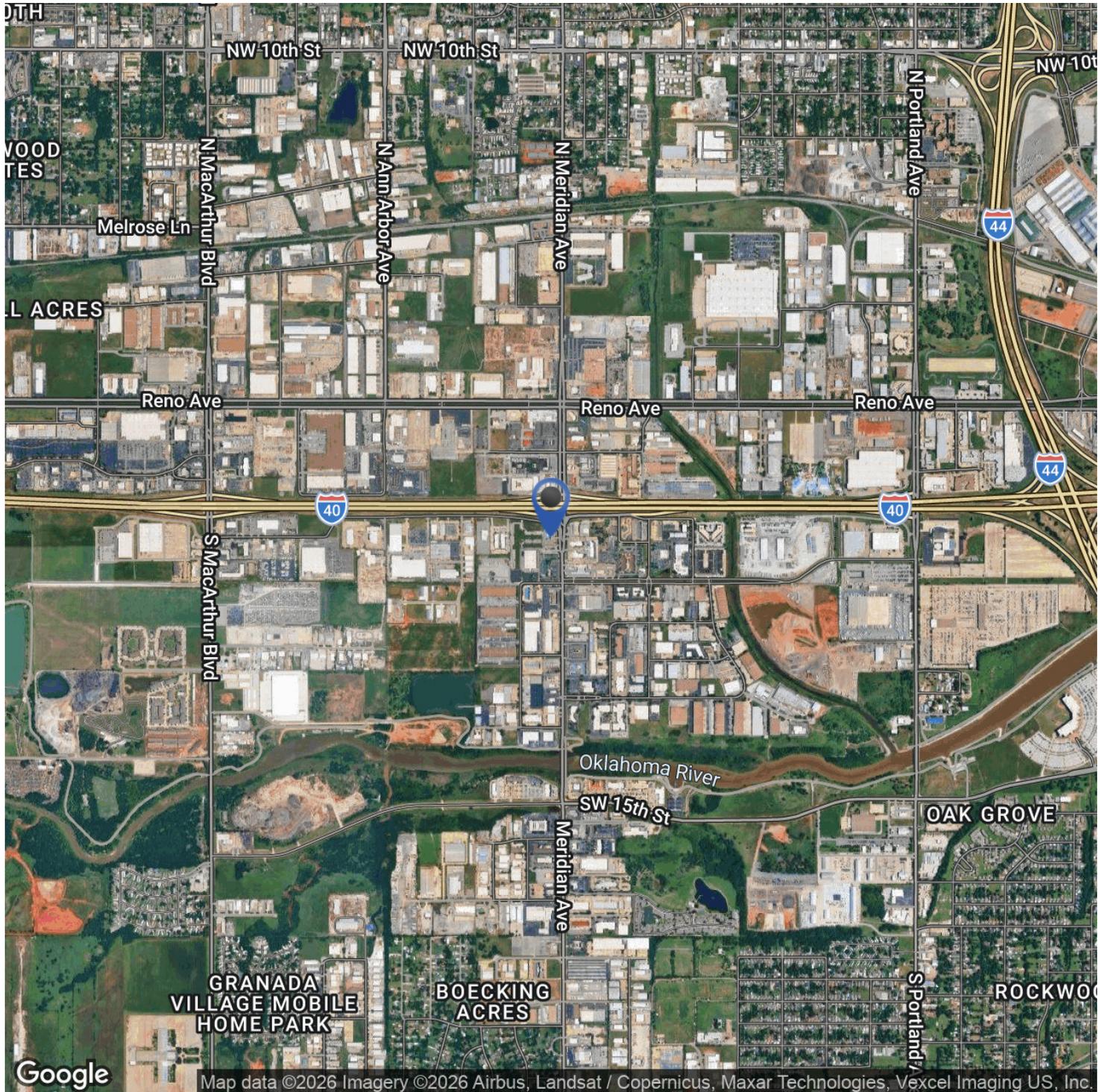
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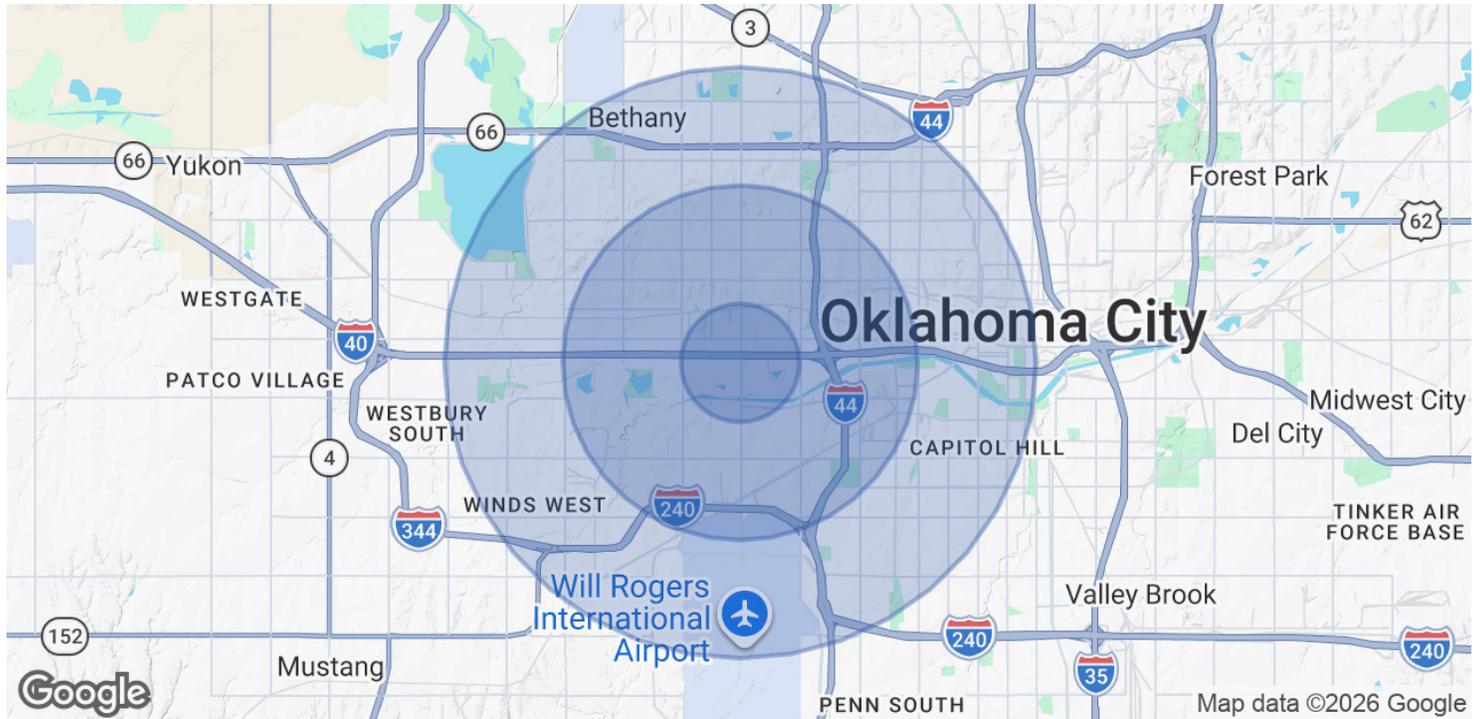
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	344	59,919	202,072
Average Age	37	35	36
Average Age (Male)	37	35	35
Average Age (Female)	38	36	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	161	22,683	76,722
# of Persons per HH	2.1	2.6	2.6
Average HH Income	\$62,831	\$58,655	\$65,255
Average House Value	\$369,187	\$144,074	\$180,833

Demographics data derived from AlphaMap

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