

Retail Property For Sale

1120 E Charles Page Blvd

Sand Springs, OK 74063

WIGGIN
PROPERTIES, LLC



PROPERTY HIGHLIGHTS

- Restaurant with drive thru
- Excellent visibility from Sand Springs Expressway
- Pylon Signage
- Located near Tulsa Technical College Sand Springs campus
- Nearby national retailers include Walmart Supercenter, Starbucks, Atwoods, Quiktrip, Chick-fil-a, Tropical Smoothie and more
- FF&E included

OFFERING SUMMARY

List Price:	\$530,000
Available SF:	3,310 SF
Lot Size:	40,422 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,523	8,825	19,473
Total Population	3,823	22,566	49,304
Average HH Income	\$75,684	\$77,097	\$73,822

TRAFFIC COUNTS

Sand Springs Expy	35,512 vpd ('22)
E 16th St	10,973 vpd ('22)
Charles Page Blvd	6,754 vpd ('22)

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