1120 E Charles Page Blvd



Sand Springs, OK 74063



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)

Vicki Patterson, CCIM

Grant Stewart, CCIM

918.645.7679 gstewart@wigginprop.com

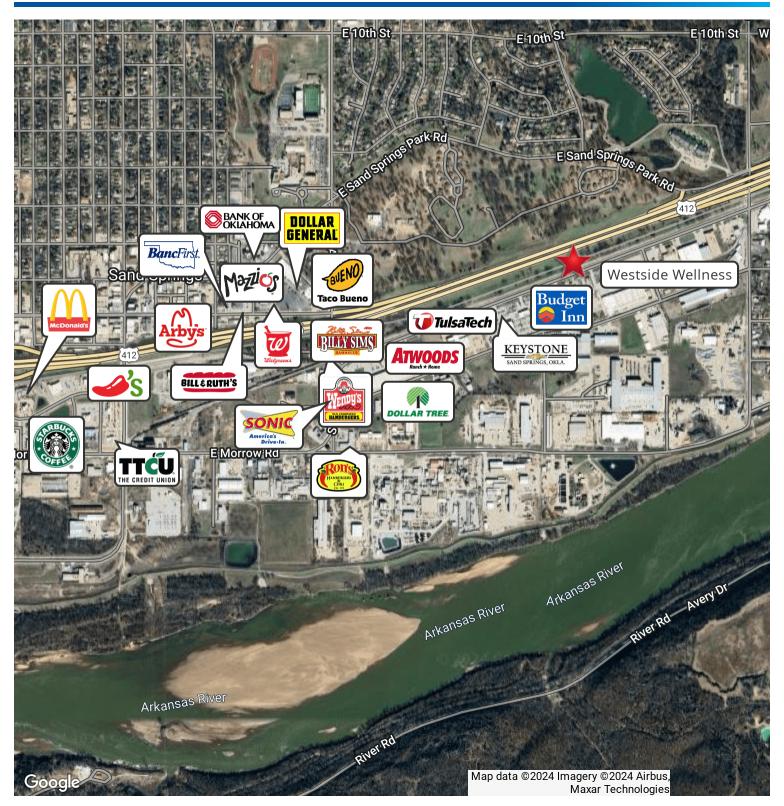
918.519.6731 vpatterson@wigginprop.com

Wiggin Properties LLC | 5801 N Broadway, Ste 120, Oklahoma City, OK 73118 | wigginprop.com

1120 E Charles Page Blvd

WIGGIN PROPERTIES, LLC

Sand Springs, OK 74063



Vicki Patterson, CCIM

Grant Stewart, CCIM

918.519.6731 vpatterson@wigginprop.com 918.645.7679 gstewart@wigginprop.com