

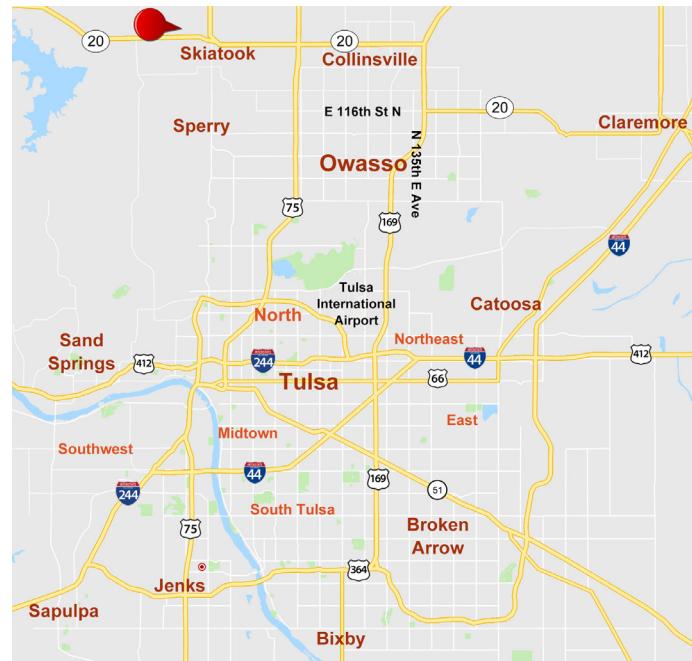


## Property Features

- $\pm 0.48$  acres |  $\pm 0.85$  acres
- Hard corner
- Close proximity to restaurants and retail
- Frontage on Hwy 20 & N. Lombard Ln
- Nearby national retailers include Walmart Super Center, Sonic, Taco Bell, McDonalds, Casey's, Subway and more

## Pricing

Call for pricing



**Vicki Patterson, CCIM**

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**2024**

**1 Mile**

**3 Miles**

**5 Miles**

Population 4,303 10,053 13,292

Avg HH Income \$67,212 \$70,150 \$75,856

Households 1,617 3,752 4,924

**NWC Hwy 20 & N Lombard Ln | For Lease**

**1020 W Rogers Blvd | Skiatook, OK 74070**

**WIGGIN**  
PROPERTIES, LLC



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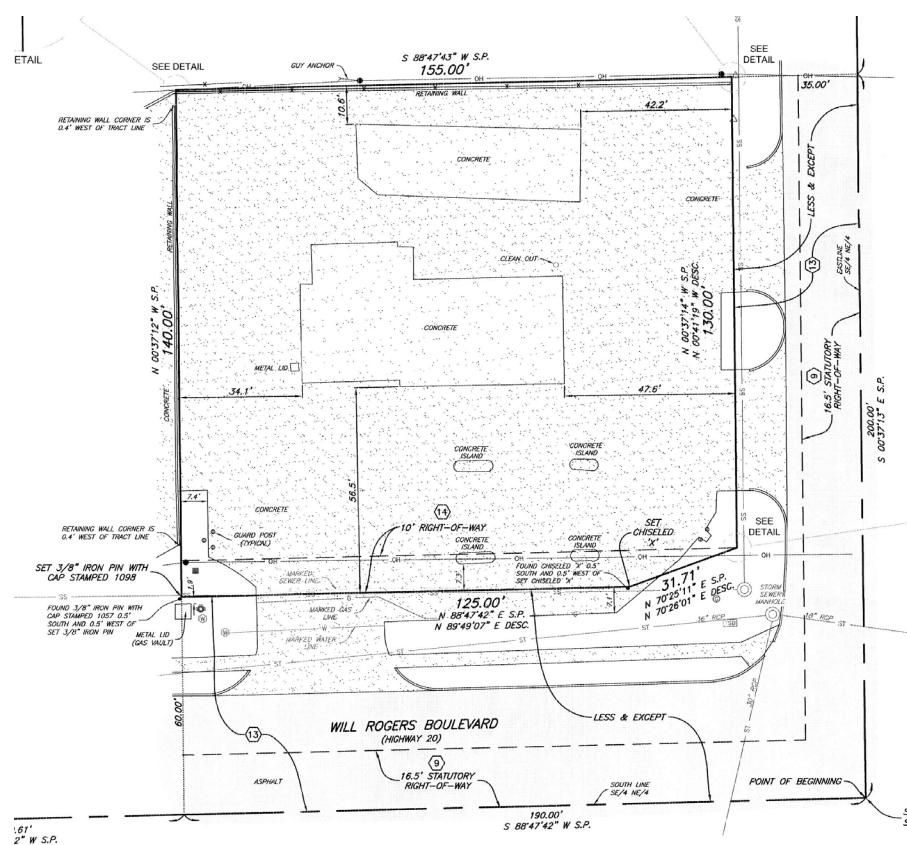
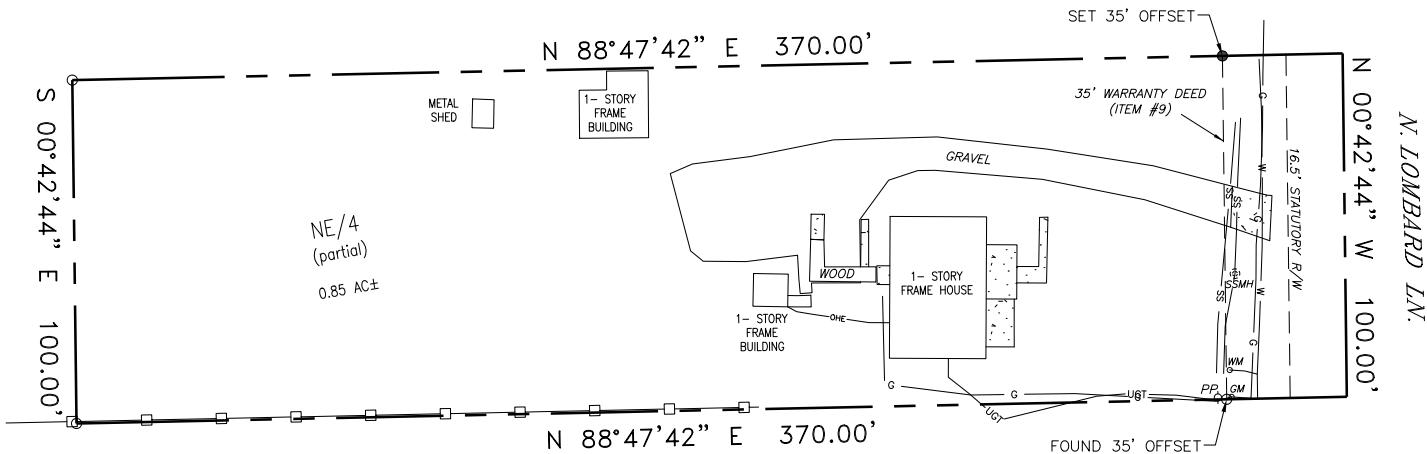
**Traffic Counts**

		<b>Year</b>
W Rogers Blvd	17,054 vpd	2022
E Rogers Blvd	15,250 vpd	2022

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# WIGGIN PROPERTIES, LLC



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