

Tri City Restaurant

FOR LEASE OR SALE: TURN KEY
RESTAURANT WITH DRIVE-THRU

1107 NW 32nd St
Newcastle, OK 73065



ROSE ROCK
COMMERCIAL GROUP
"A Commercial Division of **ExRt** Realty Premier"

THE SPACE

Location	1107 NW 32nd St Newcastle, OK 73065
County	McClain
APN	440024105
Cross Street	I-44
Traffic Count	18000
Square Feet	2055
Lease Type	NNN

HIGHLIGHTS

- ❖ 2nd Gen Turn Key Restaurant
- ❖ 2055ft, 40 seats, Drive-Through, 35 Parking Spaces
- ❖ Highway Front (22k+ Cars/day) Programable Digital Sign
- ❖ Kitchen Equipment: Vent Hood, 4 ft Flat Top Grill, (2) 35lb Floor Deep Fat Fryers, 2 Burner Hot Plate Stove Top, Walk-In Cooler (10'x8'x8.5'), Upright Stainless Steel Freezer (79"x29"x30"), Amana Commercial Microwave, Tables and chairs in the lobby.



POPULATION

1.00 MILE	5.00 MILE	10.00 MILE
200	31,155	297,033

AVERAGE HOUSEHOLD INCOME

1.00 MILE	5.00 MILE	10.00 MILE
\$119,305	\$129,806	\$94,762

NUMBER OF HOUSEHOLDS

1.00 MILE	5.00 MILE	10.00 MILE
62	11,138	112,307

PROPERTY FEATURES

CURRENT OCCUPANCY	100.00%
TOTAL TENANTS	1
BUILDING SF	2,055
LAND SF	49,658
LAND ACRES	1.14
YEAR BUILT	2017
YEAR RENOVATED	2020
ZONING TYPE	Commercial
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	35
PARKING RATIO	1.7
NUMBER OF PADS	1
CORNER LOCATION	No
NUMBER OF INGRESSES	4
NUMBER OF EGRESSES	4

NEIGHBORING PROPERTIES

NORTH	Vacant Land
SOUTH	Hwy32
EAST	Commercial
WEST	Commercial

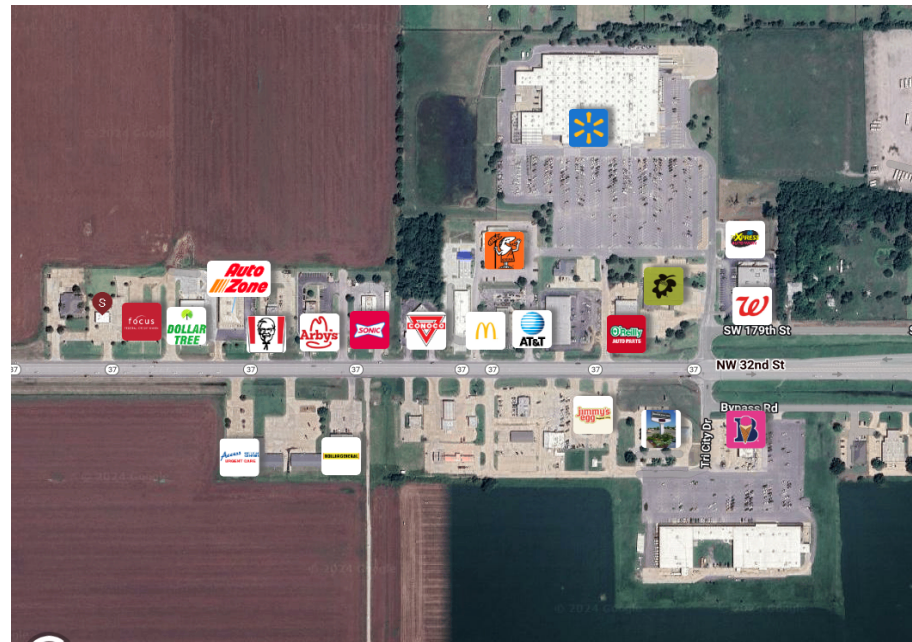
MECHANICAL

HVAC	(2) 5 Ton Units
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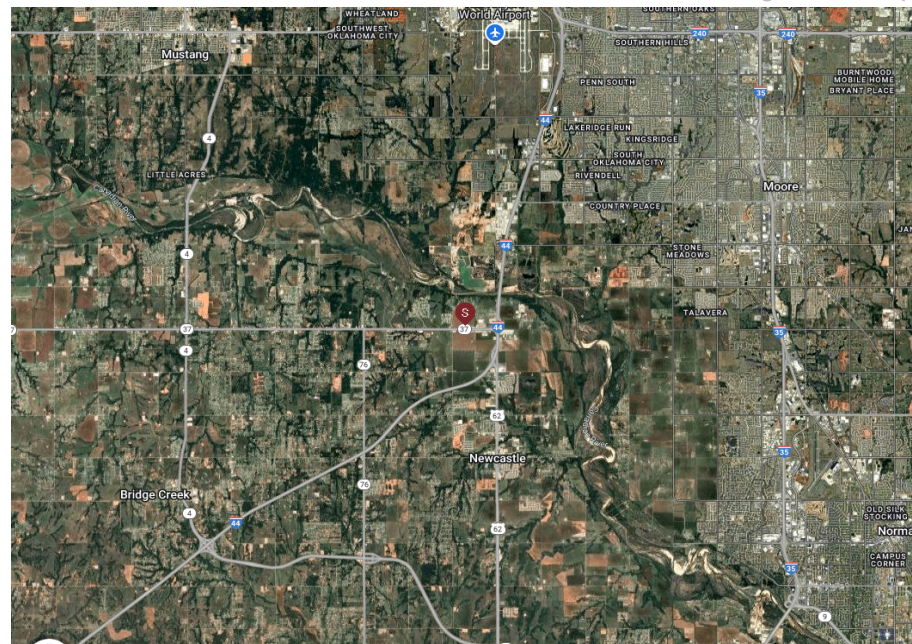


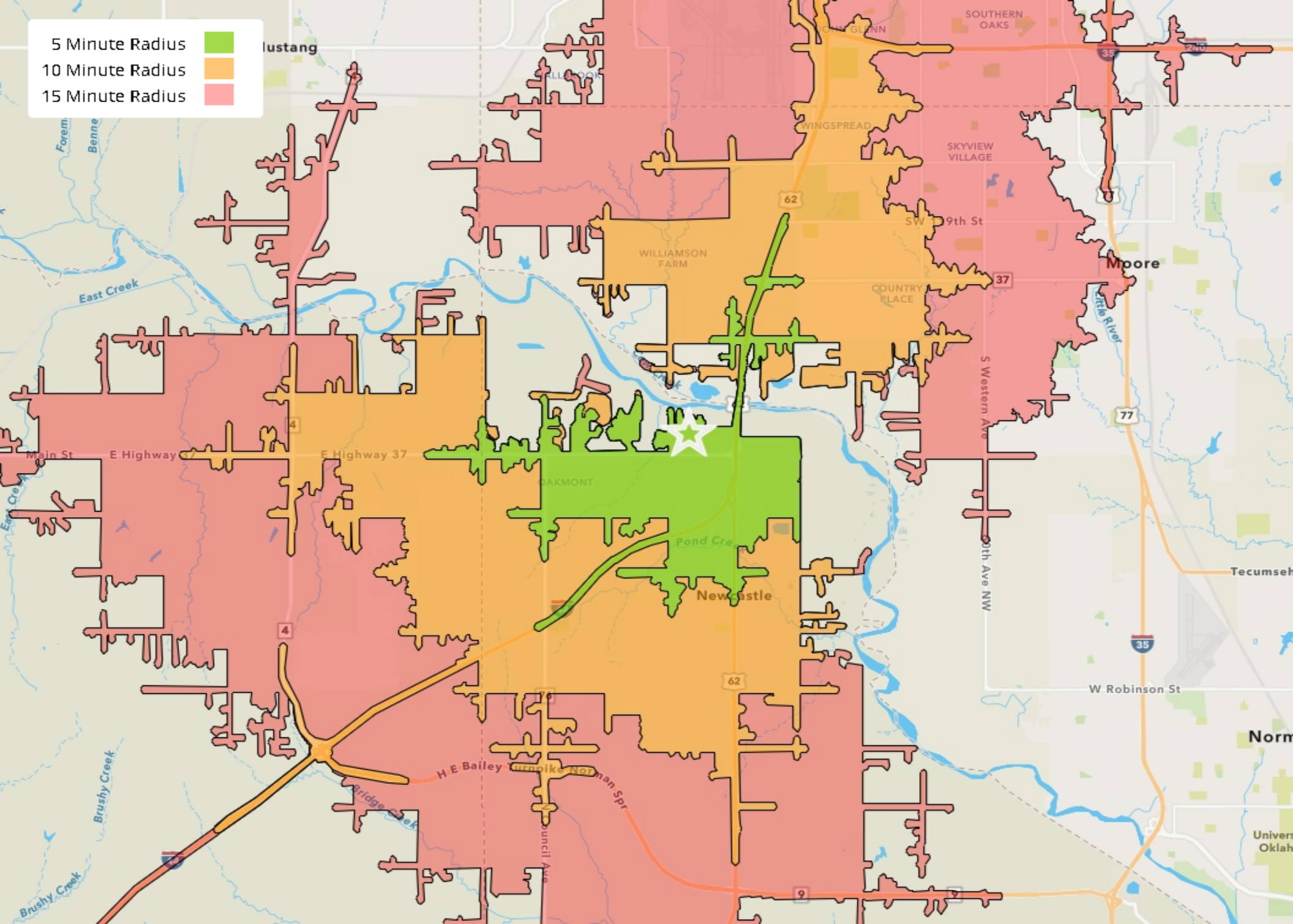
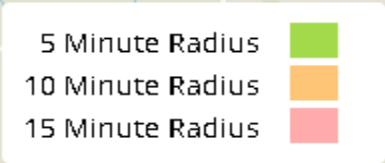
- ❖ For Sale or Lease!!! Free standing (Turn Key) restaurant located on NW 32nd (Hwy 37) in Newcastle at the busy Tri City corrido. Highway 37 will intersect the new turnpike at I-44, connecting Newcastle to Norman in the near future.
- ❖ Newcastle is situated in close proximity to major highways, including I-44 and Highways 62 & 37, providing convenient access to neighboring cities like Oklahoma City, Norman, Tuttle, and Blanchard.
- ❖ The area features a mix of residential neighborhoods, local businesses, and recreational facilities, such as the Newcastle Casino and the Newcastle Sports Complex. Newcastle has several new commercial developments in progress. Future construction includes a new Chickasaw Hospital and the turnpike extension.
- ❖ The property's location offers visibility and accessibility, being situated along NW 32nd Street (Hwy37), a well-traveled road in the area with a daily traffic count of 22,000+ cars.

Locator Map



Regional Map









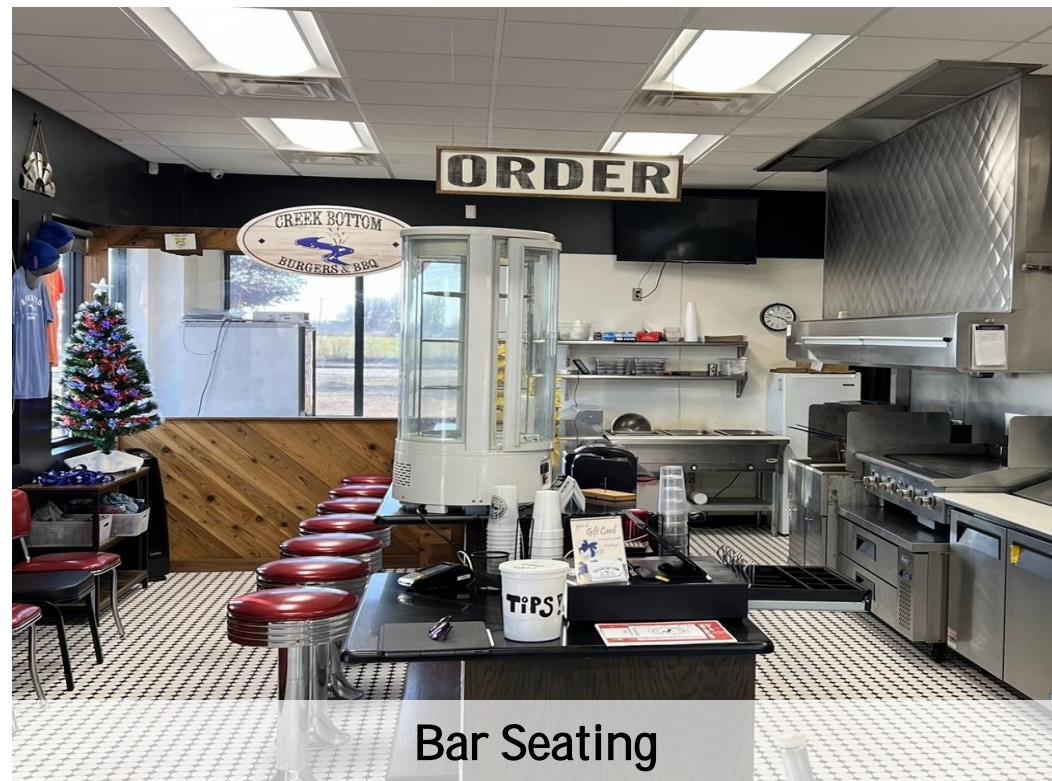
Grill & Fryer Station



10' x 8' Cooler



Front of House 40+ Seating



Bar Seating



(2) ADA Bathrooms



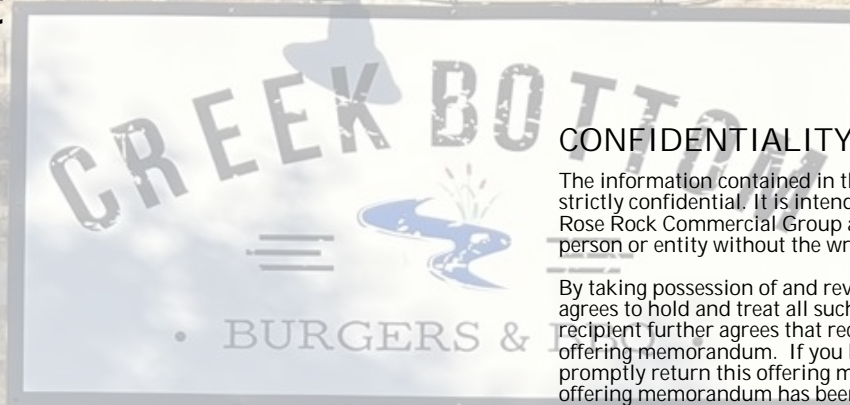
35 Parking Spaces on 1.14 Acres



Drive Thru w/ Menu & Intercom



18k Cars Daily in Busy Retail Area



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The information contained herein is not a substitute for a thorough due diligence investigation. Rose Rock Commercial Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Rose Rock Commercial Group has not verified, and will not verify, any of the information contained herein, nor has Rose Rock Commercial Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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