

17 E. SHERIDAN AVENUE
OKLAHOMA CITY, OK 73104

Bricktown Turnkey Restaurant & Bar For Lease

10,548 SF MOL

Lease Price: \$15.17/SF NNN



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COMMERCIAL
REAL ESTATE

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PROPERTY HIGHLIGHTS

- Turnkey Restaurant & Bar
- Parking Available on North Side of the Building
- 120/208 Volt 3 Phase Power

LOCATION HIGHLIGHTS

- Located in Bricktown
- 600' Away from the New Thunder Basketball Arena-Projected to Open 2028
- Easy Access to I-235 & I-40
- 20 Hotels within 0.5 Mile Radius (Per Google)

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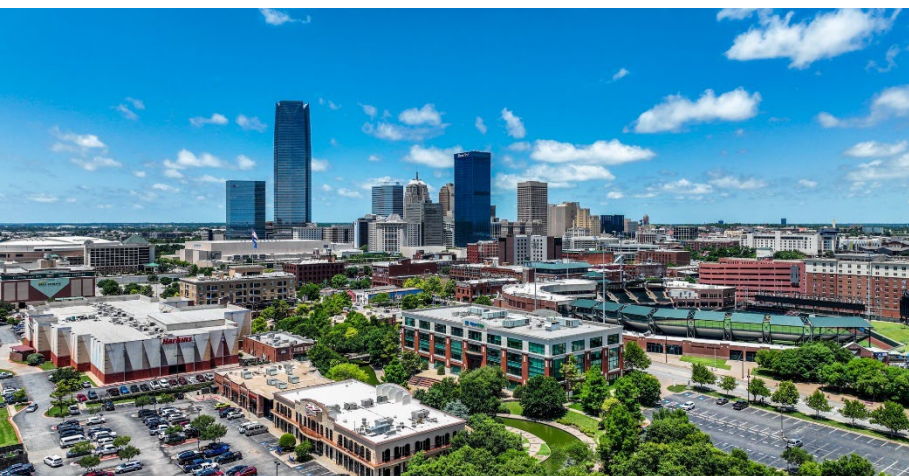
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Bricktown (OKC) is a vibrant entertainment district just east of downtown Oklahoma City.

- Originally a warehouse & freight district, Bricktown was redeveloped starting in the 1990s into an entertainment, restaurant, and nightlife hub
- The Bricktown Canal is a key feature: a mile-long navigable canal connecting parts of Bricktown with downtown and the Oklahoma River
- The canal includes trails, landscaping, and the Centennial Land Run Monument
- The district covers about 50 city blocks
- Home to the Chickasaw Bricktown Ballpark
- 45 Restaurants, Bars & Retail Shops are located in Bricktown as well as the Harkins Theater



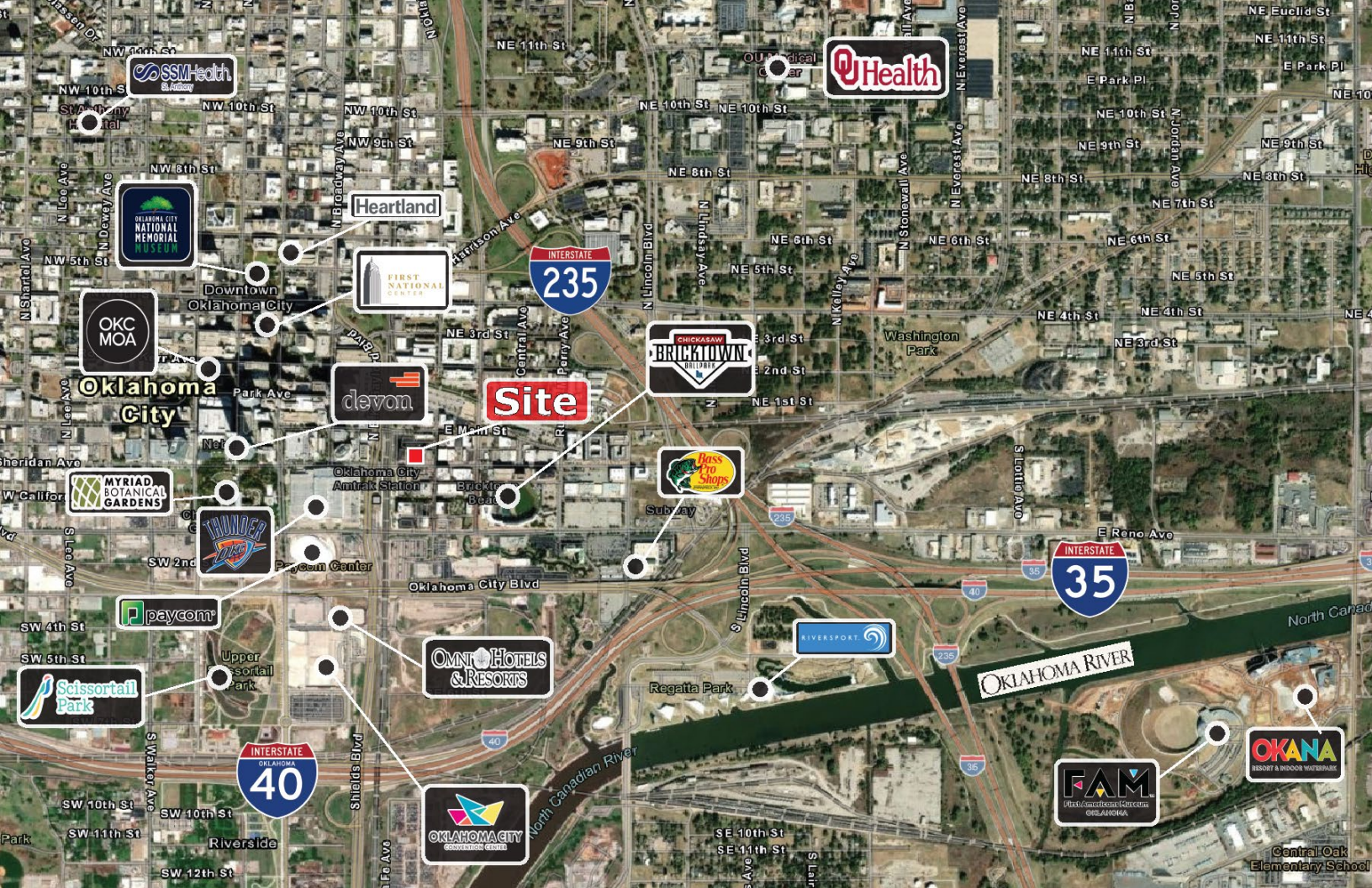
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	5,829	77,138	217,059
AVERAGE HOUSEHOLD INCOME	\$88,858	\$62,462	\$58,403
TOTAL HOUSEHOLDS	3,417	32,945	86,757

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