

## FOR SALE OR LEASE

# NE CORNER OF I-44 & N WESTERN AVENUE

5418 N WESTERN AVENUE, OKLAHOMA CITY, OK 73118



## PROPERTY INFO

- Unmatched Interstate 44 visibility
- Proven history of successful restaurant operations
- Surrounded by fashionable shops, local eateries, historic and upscale housing additions and major Oklahoma City Employers
- Nearby employers include: Integris Health (6,000 employees), Midfirst Bank (2,000 employees), Chesapeake Energy Corp. (1,800 employees) and Cox Communications (1,400 employees)
- Large double-sided pylon signage
- Neighbors include: Penn Square Mall, Belle Isle Shopping Center, Classen Curve, Classen Triangle, Nichols Hills Plaza, Chesapeake Energy Corporation, MidFirst Bank, Bishop McGuinness Catholic High School, and many more



## AVAILABLE SPACE

- + Building Size
  - ±6,682 Square Feet\*
- + Lot Size
  - ±2.09 Acres\*
- + Lease Price
  - \$23.50 Per Square Foot
- + Asking Price
  - \$2,100,000

## Traffic Counts

Interstate 44	109,320 VPD
Western Avenue	23,133 VPD

Source: CBRE MOS

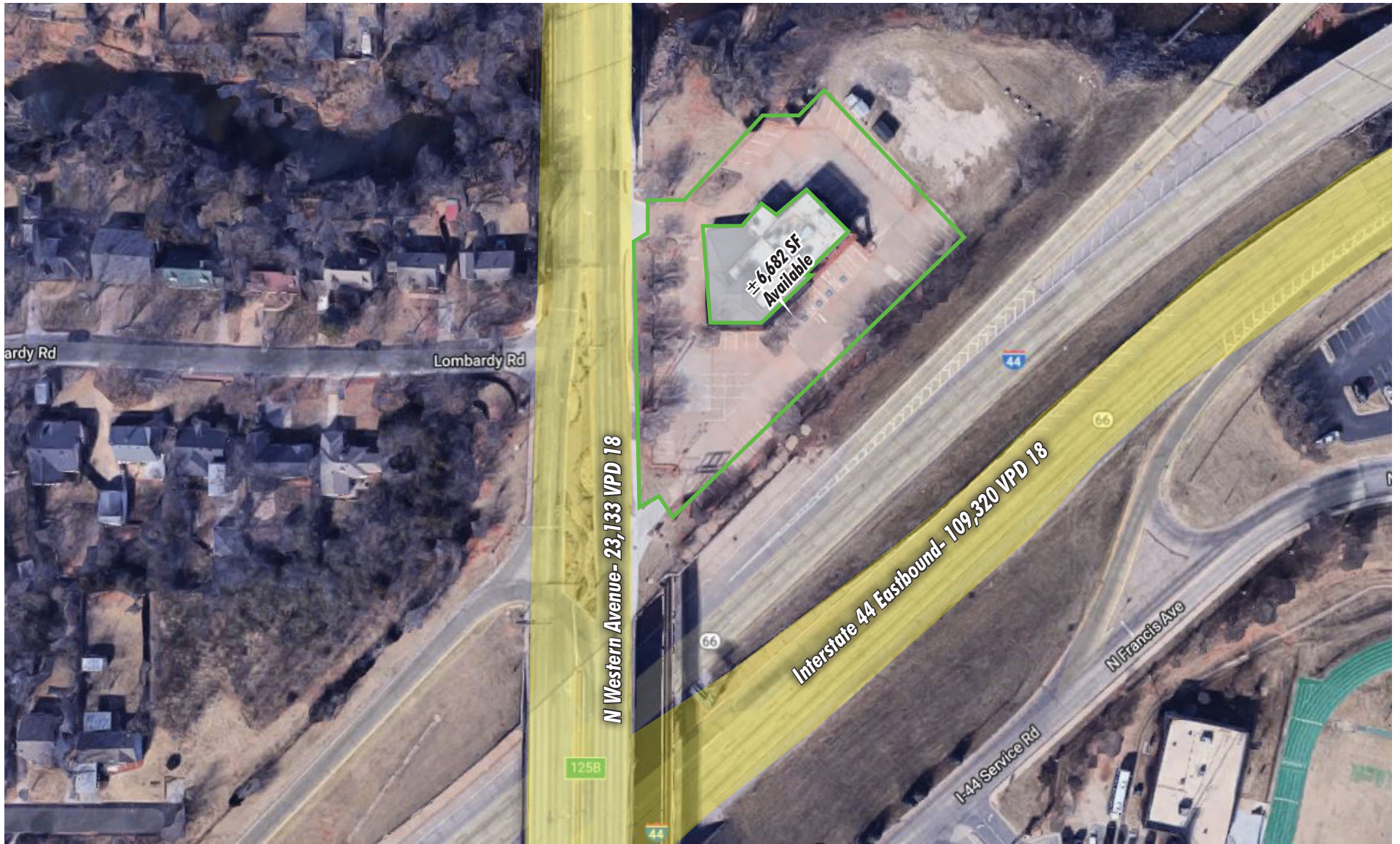
## 2019 Demographics

	1 Mile	3 Miles	5 Miles
Population	5,948	81,569	193,485
Households	2,832	36,621	84,265
Average Household Income	\$90,872	\$77,587	\$68,124
Daytime Employment	18,322	92,894	229,360

Retail Science from CBRE

retailtxok.cbre.us

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## CONTACT US

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