



SIZE

- ±0.63 AC Available - Former bank site - drive-through infrastructure in place
- ±0.96 AC Available – Vacant land (development ready)
- Ground Lease

PROPERTY HIGHLIGHTS

- Both pads near Hobby Lobby anchored Arlington Shopping Center - Hobby Lobby, Bomgaars, AT&T, McDonalds, Braum's, & More
- High-visibility location on N Country Club Rd & Arlington Street with superior access
- Drive-through infrastructure already in place — ideal for QSR, bank, retail, or coffee
- Adjacent to growing medical corridor and Ada Care Center
- Next to Chickasaw Nation Headquarters
- Surrounded by national retailers generating strong daily co-tenancy traffic
- Rare outparcel redevelopment opportunities in Ada's primary retail corridor

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2022 Population	5,115	18,527	25,133
Avg. HH Income	\$77,686	\$73,890	\$77,733
Daytime Population	7,322	23,869	30,072

IDEAL USES

QSR / Fast Casual · Bank / Credit Union · Urgent Care · Drive-Through Retail · Medical / Dental · Coffee

DEAL STRUCTURE

- Ground Lease

TRAFFIC COUNTS

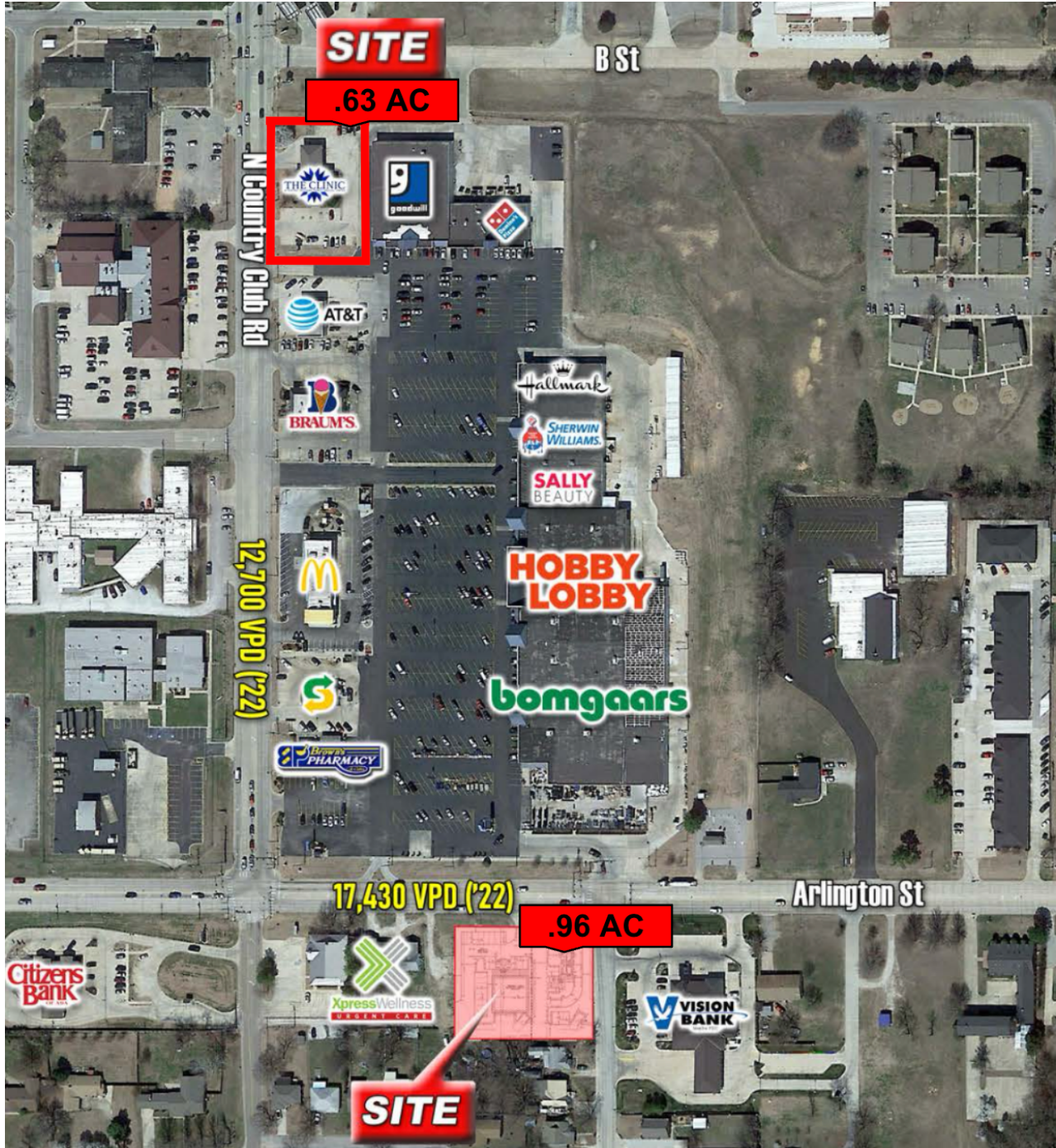
N Country Club Rd: **12,700 VPD** (ODOT 2022)
Arlington St (Hwy-1): **17,400 VPD** (ODOT 2022)

Eddie Cook | ecook@tallgrasscap.com
M: 405.757.5960 | O: 405.840.4000

Baker Burns | bburns@tallgrasscap.com
M: 405.517.7237 | O: 405.840.4000

1000 W Wilshire Blvd, Ste 300 | Nichols Hills, OK 73116

The information contained herein is deemed reliable; however, no warranties, guarantees or representations are made to the accuracy thereof. The presentation of this information is submitted subject to change in conditions and price, corrections, errors, and omissions, and/or withdrawal without notice.



Eddie Cook | ecook@tallgrasscap.com
M: 405.757.5960 | O: 405.840.4000

Baker Burns | bburns@tallgrasscap.com
M: 405.517.7237 | O: 405.840.4000

1000 W Wilshire Blvd, Ste 300 | Nichols Hills, OK 73116

The information contained herein is deemed reliable; however, no warranties, guarantees or representations are made to the accuracy thereof. The presentation of this information is submitted subject to change in conditions and price, corrections, errors, and omissions, and/or withdrawal without notice.

