

Executive Summary



OFFERING SUMMARY

|                  |           |
|------------------|-----------|
| Sale Price:      | \$995,000 |
| Building Size:   | 4,833 SF  |
| Lot Size:        | 23,087 SF |
| Number of Units: | 1         |
| Price / SF:      | \$205.88  |
| Year Built:      | 2002      |

PROPERTY OVERVIEW

Currently offered as a NNN investment sale, China Fu is located at 2035 S Meridian Ave, Oklahoma City, OK. Located in the S Meridian Corridor, China Fu sees high traffic due to its close proximity to Will Rodgers International Airport. Surrounded by hotels, the building features strong visibility and ample parking. China Fu is an authentic Chinese restaurant.

PROPERTY HIGHLIGHTS

- Asset Can be Sold Individually or Apart of Portfolio
- Regional Draw

**ETHAN SLAVIN**  
405.830.0252  
ethan@creekcre.com

**AJ TOLBERT**  
405.843.7474  
atolbert@creekpe.com

**ADEN STRUBLE**  
405.210.3910  
aden@creekcre.com



Additional Photos



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2035 S MERIDIAN AVE (CHINA FU) FOR SALE  
2035 S MERIDIAN AVE | OKLAHOMA CITY, OK 73108



## Additional Photos



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## Location Map



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Retailer Map



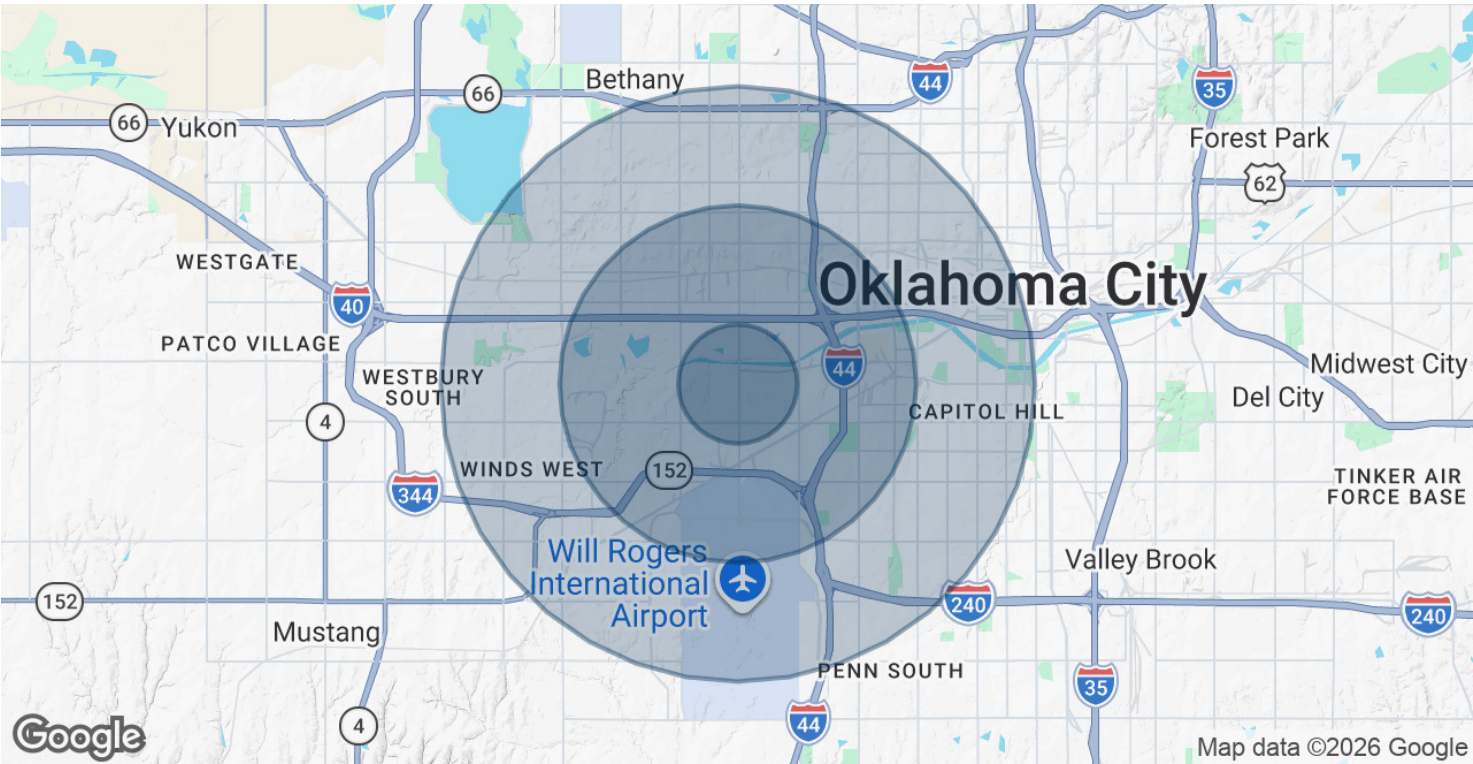
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Demographics Map & Report



| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 2,752  | 40,498  | 192,385 |
| Average Age          | 36     | 34      | 36      |
| Average Age (Male)   | 36     | 34      | 35      |
| Average Age (Female) | 37     | 35      | 36      |

| HOUSEHOLDS & INCOME | 1 MILE   | 3 MILES   | 5 MILES   |
|---------------------|----------|-----------|-----------|
| Total Households    | 1,135    | 14,670    | 71,414    |
| # of Persons per HH | 2.4      | 2.8       | 2.7       |
| Average HH Income   | \$77,523 | \$52,507  | \$65,391  |
| Average House Value | \$99,940 | \$118,087 | \$177,666 |

2020 American Community Survey (ACS)

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