

Second Generation Restaurant for Lease

Former Taco Tico

905 North Lynn
Riggs Boulevard,
Claremore, OK
74017

AC Cherry

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Property Summary



Offering Summary

Lease Rate:	\$3,500/month / \$21.88/SF NNN
Available SF:	±1,920 SF

Property Highlights

- Former Taco Tico drive-thru restaurant
- ±1,920 SF freestanding building
- ±110 feet of frontage on Route 66 / Lynn Riggs Blvd
- Existing restaurant infrastructure and drive-thru
- Monument/pylon signage
- On-site parking
- ~20,000 VPD
- Nearby retailers include Braum's, BancFirst, 10Box Cost Plus, Ace Hardware, IBC Bank, Bennetts Pharmacy, Sallys Beauty, GNC, Cricket, Planet Fitness, Pro cuts, and Maverik
- Minutes from downtown Claremore and Claremore Industrial Park

Location Map



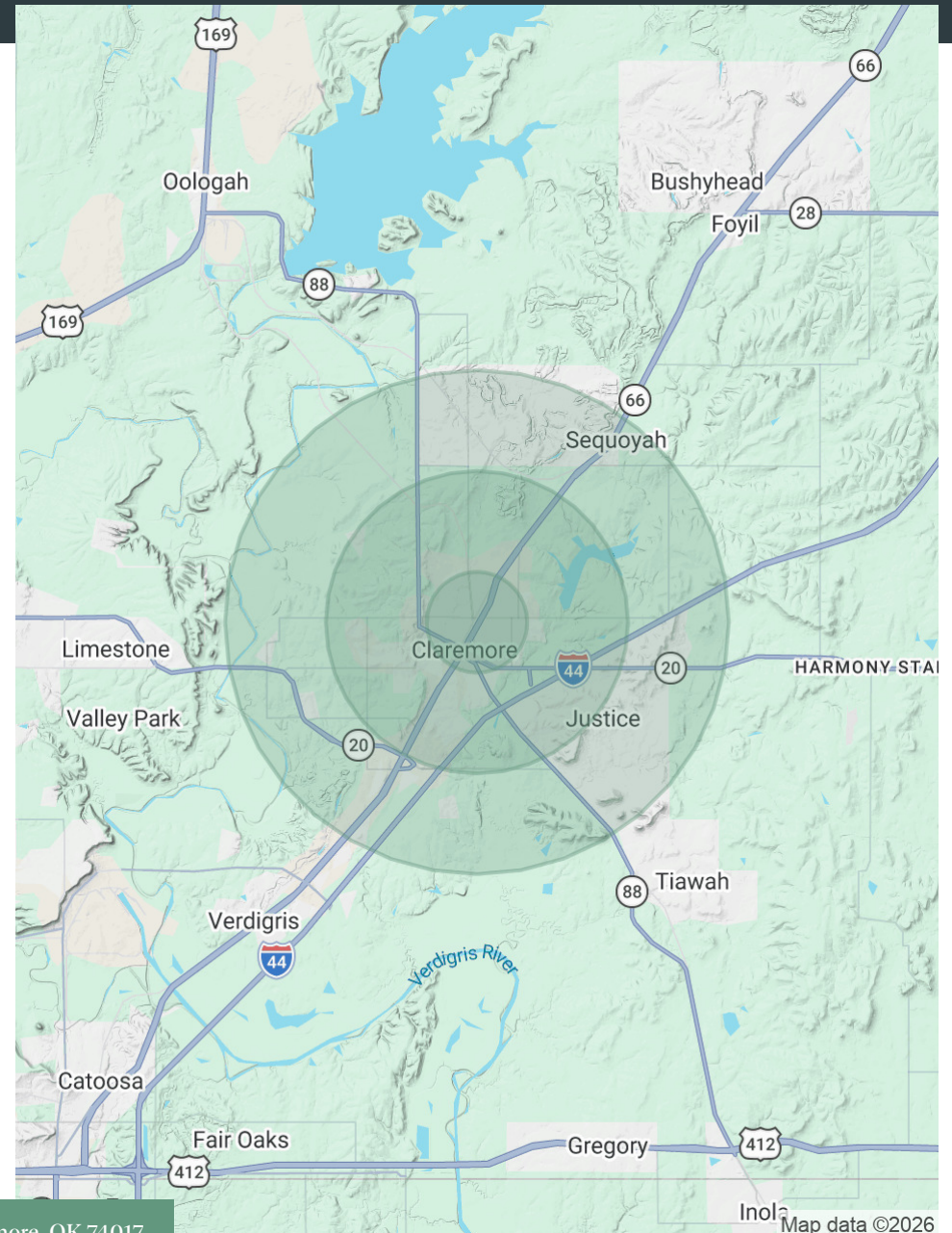
Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	7,102	21,989	31,114
Average Age	37.2	38.5	39.7
Average Age (Male)	33.6	35.7	37.4
Average Age (Female)	40.6	41.4	42.2

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,931	8,435	11,870
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$62,783	\$77,149	\$83,470
Average House Value	\$156,998	\$215,417	\$226,171

2023 American Community Survey (ACS)

Traffic Count	Collection Street	Cross Street	Traffic Volume
	Lynn Riggs Boulevard	W 9th St SW	19,841
	N Hwy 66	W 9th St SW	19,964



Contact

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