

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

Freestanding 4,833 SF second generation restaurant building on a 23,087 SF lot along S Meridian, the main corridor connecting Will Rogers World Airport to Downtown OKC. Built in 1985 with 25 surface parking spaces and pylon signage on a stretch carrying over 25,000 VPD. The immediate trade area is hotel driven, with national credit retail, restaurants, and travel demand feeding the corner year round. Existing restaurant infrastructure makes this a strong fit for an owner user QSR, fast casual, or full service concept, or for an investor buying a hard corner building on an infill corridor with limited new restaurant supply.

PROPERTY HIGHLIGHTS

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

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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

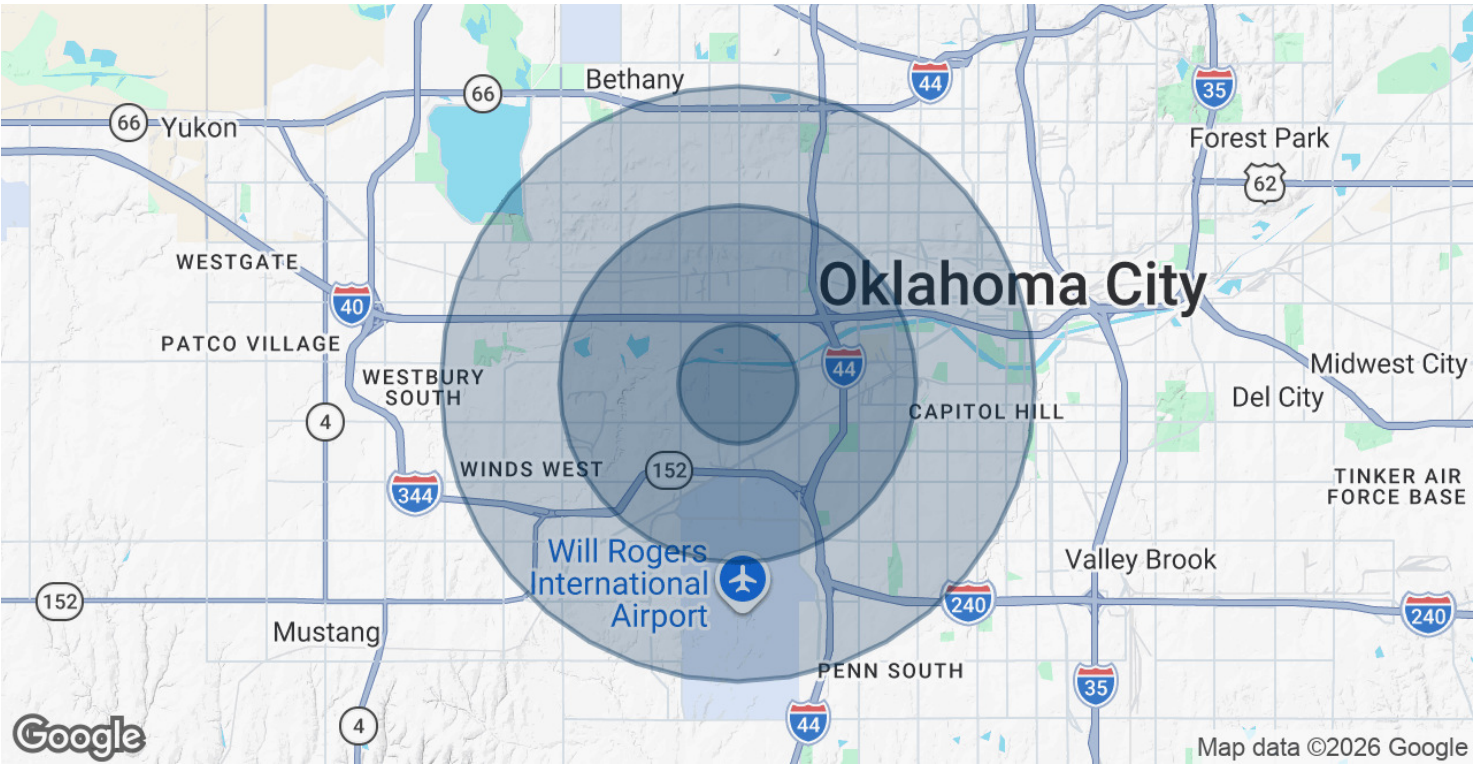


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Demographics Map & Report



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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