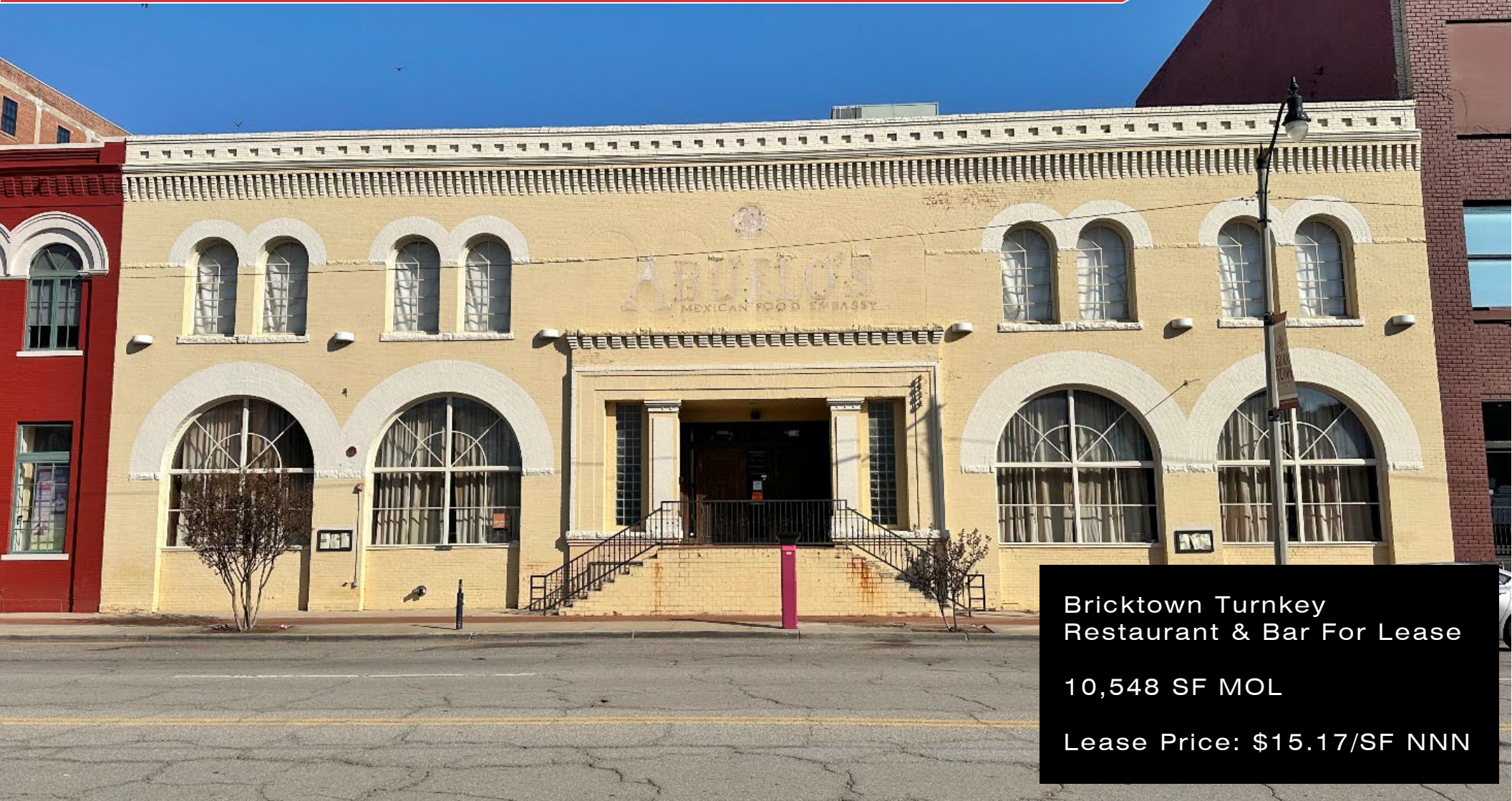


17 E. SHERIDAN AVENUE
OKLAHOMA CITY, OK 73104



Bricktown Turnkey
Restaurant & Bar For Lease

10,548 SF MOL

Lease Price: \$15.17/SF NNN

NAIRED COMMERCIAL
REAL ESTATE

405.840.0600 | NAIRED.COM

DAVID HARTNACK
405.761.8955
DAVID@NAIRED.COM

SAM SWANSON
405.208.2046
SAM@NAIRED.COM

NATHAN WILSON
405.760.5327
NATHAN@NAIRED.COM

HENRY JACKSON
405.240.4946
HENRY@NAIRED.COM



PROPERTY OVERVIEW

TOTAL SF 10,548 SF +/-

LOT SIZE 0.68 ACRES +/-

YEAR BUILT 1928

ZONING BC

- Turnkey Restaurant & Bar
- Parking Available on North Side of the Building
- 120/208 Volt 3 Phase Power
- Located in Bricktown
- 600' Away from the New Thunder Basketball Arena- Projected to Open 2028
- Easy Access to I-235 & I-40
- 20 Hotels within 0.5 Mile Radius (Per Google)

DEMOGRAPHICS



POPULATION

1 MILE: 5,829

3 MILES: 77,138

5 MILES: 217,059



AVERAGE HOUSEHOLD INCOME

1 MILE: \$88,858

3 MILES: \$62,462

5 MILES: \$58,403



TOTAL HOUSEHOLDS

1 MILE: 3,417

3 MILES: 32,945

5 MILES: 86,757



0.40 MILE FROM I-235

0.80 MILE FROM I-40

1.2 MILES FROM I-35

17 E. SHERIDAN AVENUE PICS



17 E. SHERIDAN AVENUE AERIAL



17 E. SHERIDAN AVENUE AERIAL

