

# Tri City Restaurant

FOR SALE: TURN KEY  
RESTAURANT WITH DRIVE-THRU

Brochure

1107 NW 32nd St  
Newcastle, OK 73065



**ROSE ROCK**  
COMMERCIAL GROUP  
"A Commercial Division of EXIT Realty Premier"

# Tri City Restaurant

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*Exclusively Marketed by:*



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## OFFERING SUMMARY

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ADDRESS	1107 NW 32nd St Newcastle OK 73065
COUNTY	McClain
CROSS STREET	I-44
TRAFFIC COUNT	22,000+
BUILDING SF	2,055 SF
LAND ACRES	1.14
LAND SF	49,658 SF
YEAR BUILT	2017
YEAR RENOVATED	2020
APN	440024105
OWNERSHIP TYPE	Fee Simple

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## FINANCIAL SUMMARY

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OFFERING PRICE	\$975,000
PRICE PSF	\$474.45

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## DEMOGRAPHICS

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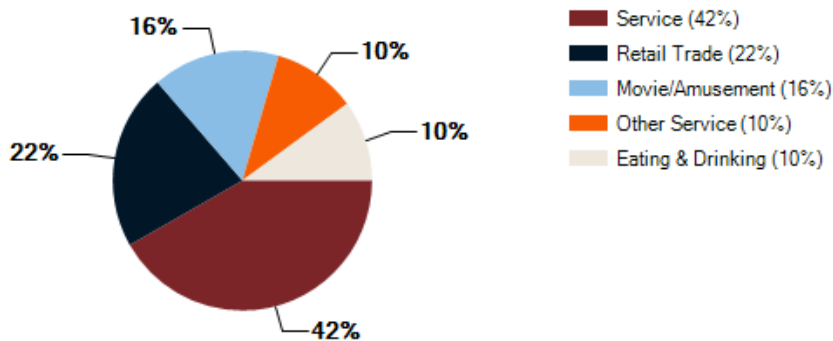
	1 MILE	5 MILE	10 MILE
2024 Population	200	31,155	297,033
2024 Median HH Income	\$87,361	\$104,881	\$71,532
2024 Average HH Income	\$119,305	\$129,806	\$94,762

- ❖ For Sale! Free standing (Turn Key) restaurant located on NW 32nd (Hwy 37) in Newcastle at the busy Tri City corrido. Highway 37 will intersect the new turnpike at I-44 (currently under construction), connecting Newcastle to Norman in the near future. Newcastle has plans to extend the street south and add a stoplight in front of this location.
- ❖ Newcastle is situated in close proximity to major highways, including I-44 and Highways 62 & 37, providing convenient access to neighboring cities like Oklahoma City, Norman, Tuttle, and Blanchard.
- ❖ The area features a mix of residential neighborhoods, local businesses, and recreational facilities, such as the Newcastle Casino and the Newcastle Sports Complex. Newcastle has several new commercial developments in progress. Future construction includes a new Chickasaw Hospital, a new vocational school, a proposed big box commercial development along the I-44 corridor, and the turnpike extension.
- ❖ The property's location offers visibility and accessibility, being situated along NW 32nd Street (Hwy37), a well-traveled road in the area with a daily traffic count of 22,000+ cars.

## Largest Employers

United States Department of Defense	69,000
Walmart	32,200
University of Oklahoma	17,800
Chickasaw Nation	11,300
Choctaw Nation of Oklahoma	10,000
Integris Health	8,900
Cherokee Nation	8,500
Oklahoma State University	8,200

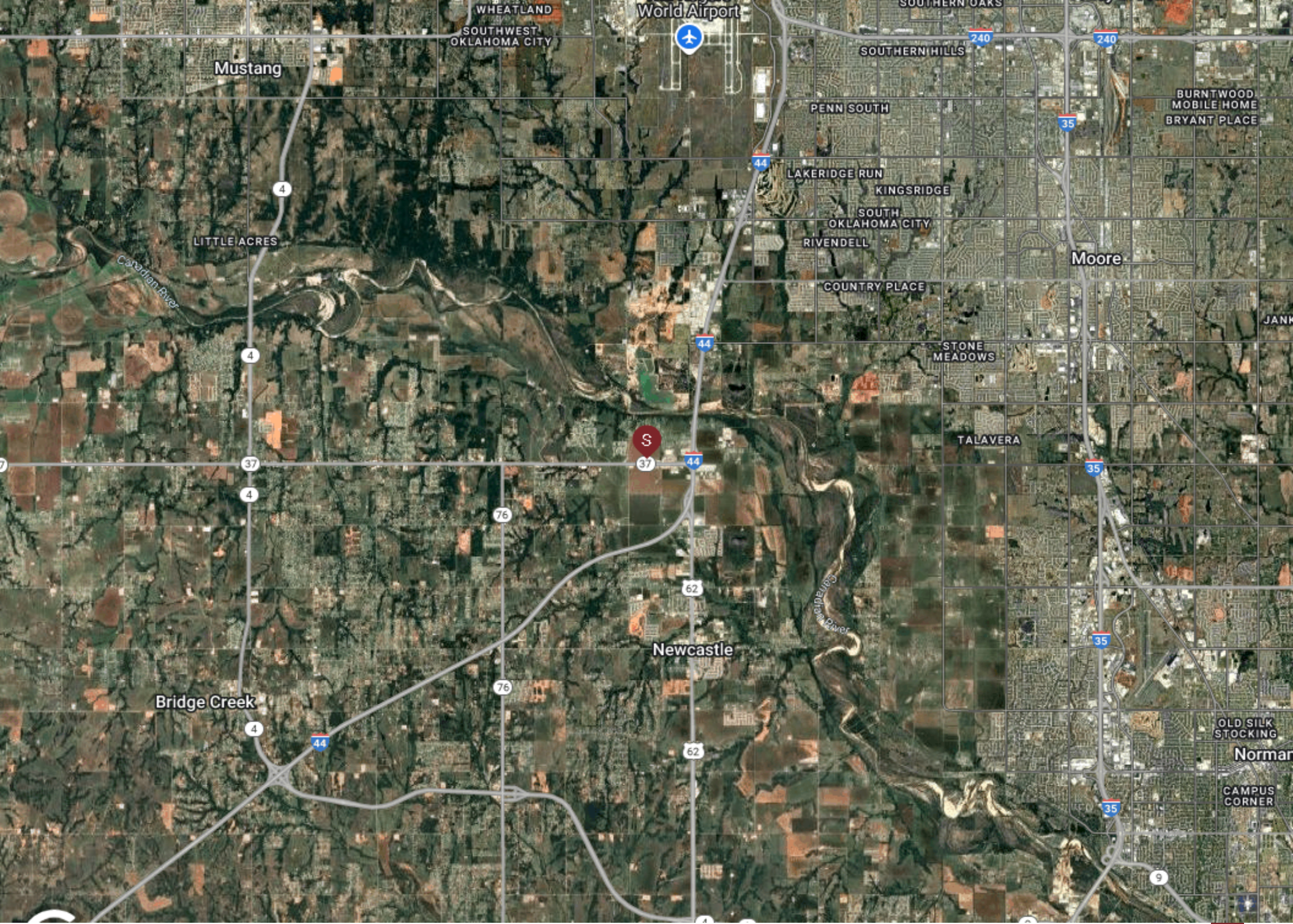
## Major Industries by Employee Count





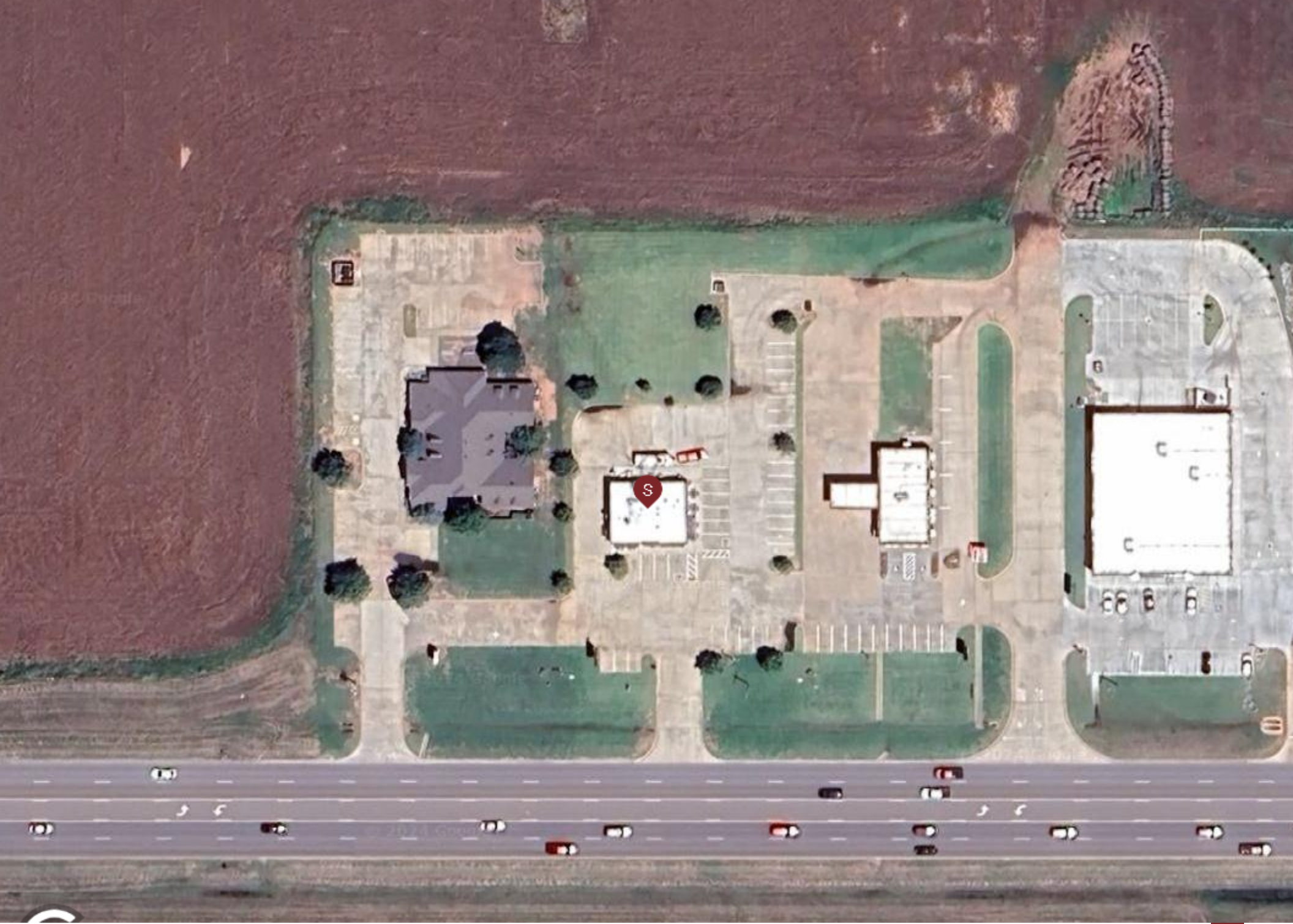
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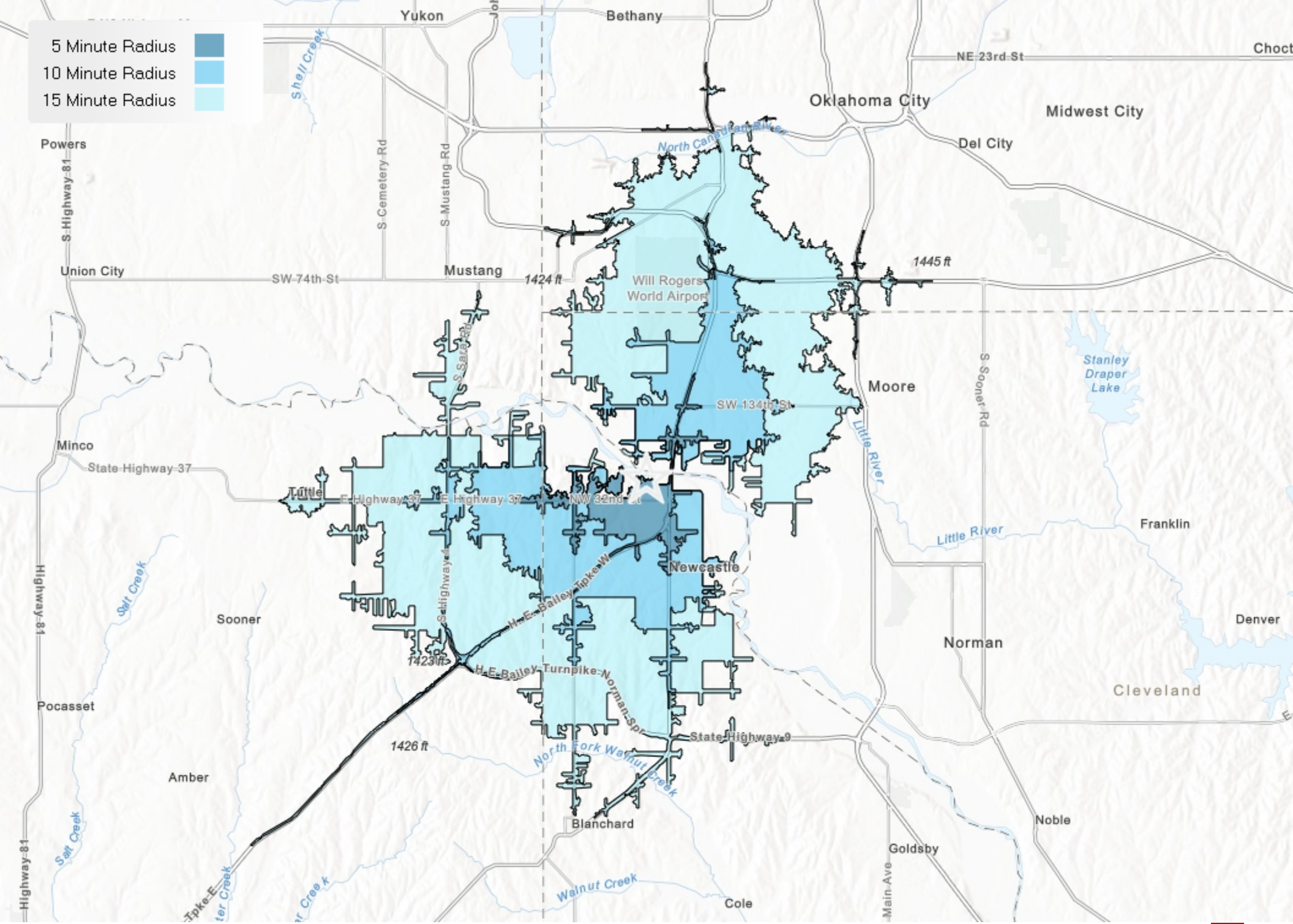
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## PROPERTY FEATURES

NUMBER OF TENANTS	1
BUILDING SF	2,055
LAND SF	49,658
LAND ACRES	1.14
YEAR BUILT	2017
YEAR RENOVATED	2020
ZONING TYPE	Commercial
TOPOGRAPHY	Level
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	35
PARKING RATIO	1.7
NUMBER OF PADS	1
CORNER LOCATION	No
TRAFFIC COUNTS	22,000+
NUMBER OF INGRESSES	4
NUMBER OF EGRESSES	4

## NEIGHBORING PROPERTIES

NORTH	Vacant Land
SOUTH	Commercial
EAST	Commercial
WEST	Commercial

## MECHANICAL

HVAC	(2) 5 Ton Units
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## CONSTRUCTION

FOUNDATION	Concrete
FRAMING	Wood
EXTERIOR	Brick/Metal
PARKING SURFACE	Concrete
ROOF	Metal





440024105



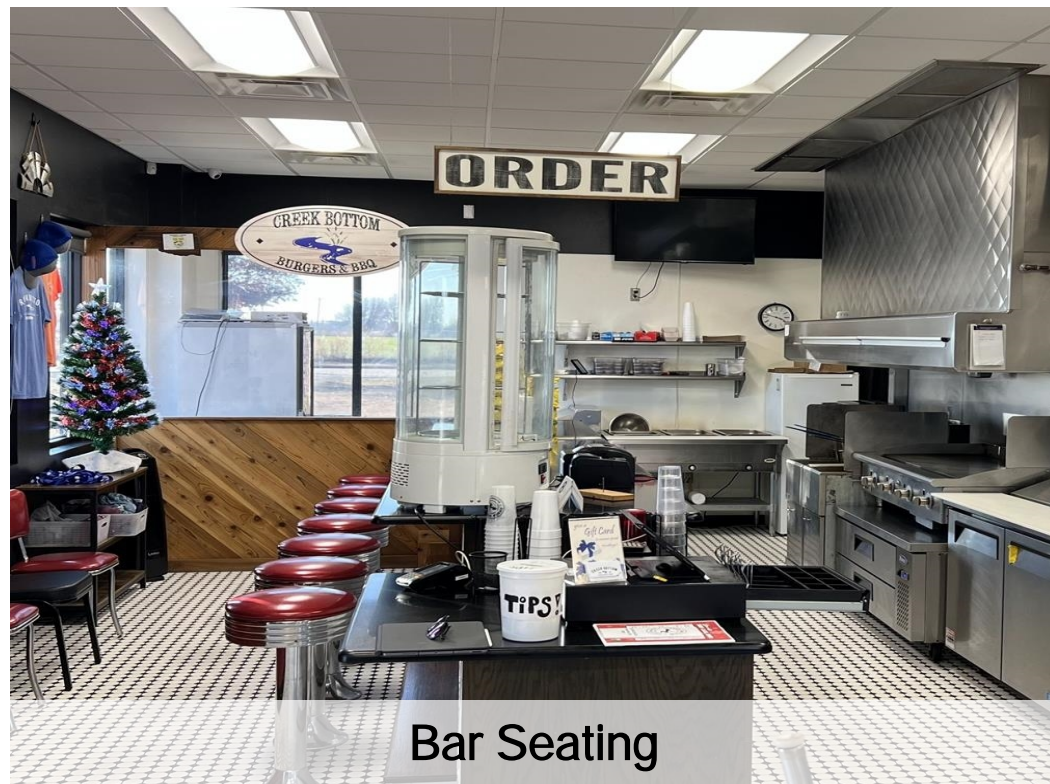
Grill & Fryer Station



10' x 8' Cooler



Front of House 40+ Seating



Bar Seating



**(2) ADA Bathrooms**



**35 Parking Spaces on 1.14 Acres**



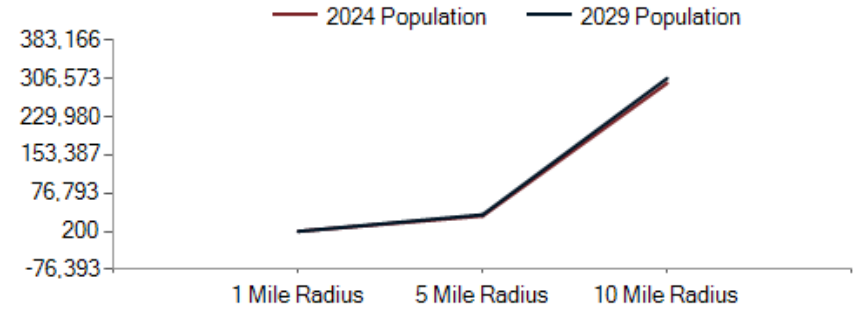
**Drive Through w/ Menu & Intercom**



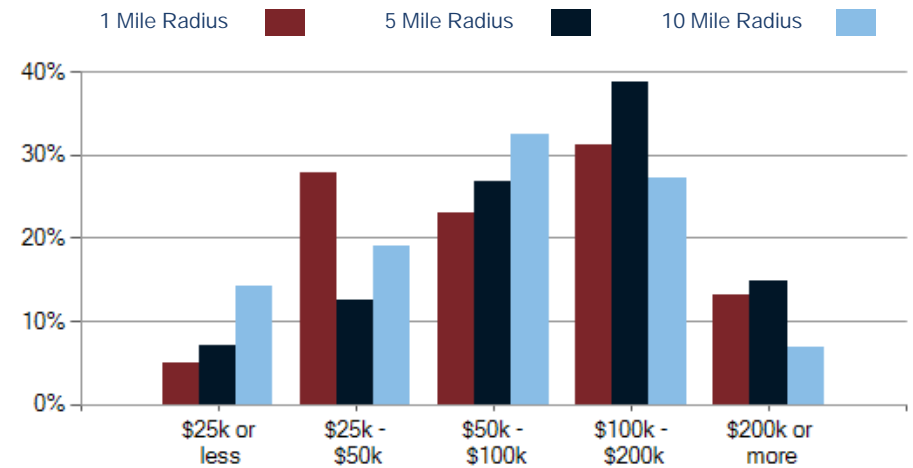
**22k + Cars Daily in Busy Retail Area**

POPULATION	1 MILE	5 MILE	10 MILE
2000 Population	133	11,087	199,377
2010 Population	151	19,223	245,733
2024 Population	200	31,155	297,033
2029 Population	208	33,502	306,573
2024 African American	3	875	17,143
2024 American Indian	9	1,471	13,830
2024 Asian	1	2,181	12,201
2024 Hispanic	16	2,750	64,513
2024 Other Race	4	827	31,701
2024 White	156	21,610	177,633
2024 Multiracial	27	4,166	43,946
2024-2029: Population: Growth Rate	3.95%	7.30%	3.15%

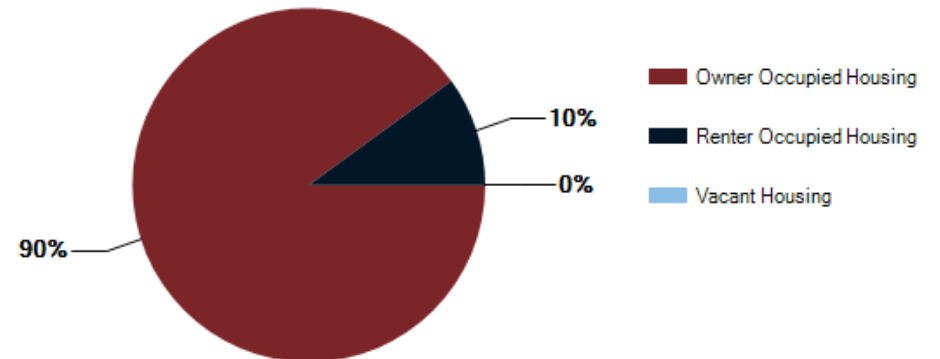
2024 HOUSEHOLD INCOME	1 MILE	5 MILE	10 MILE
less than \$15,000	2	454	9,010
\$15,000-\$24,999	1	329	7,002
\$25,000-\$34,999	2	544	8,288
\$35,000-\$49,999	15	859	13,149
\$50,000-\$74,999	6	1,500	20,792
\$75,000-\$99,999	8	1,482	15,628
\$100,000-\$149,999	12	2,666	19,469
\$150,000-\$199,999	7	1,658	11,154
\$200,000 or greater	8	1,646	7,803
Median HH Income	\$87,361	\$104,881	\$71,532
Average HH Income	\$119,305	\$129,806	\$94,762



2024 Household Income



2024 Own vs. Rent - 1 Mile Radius

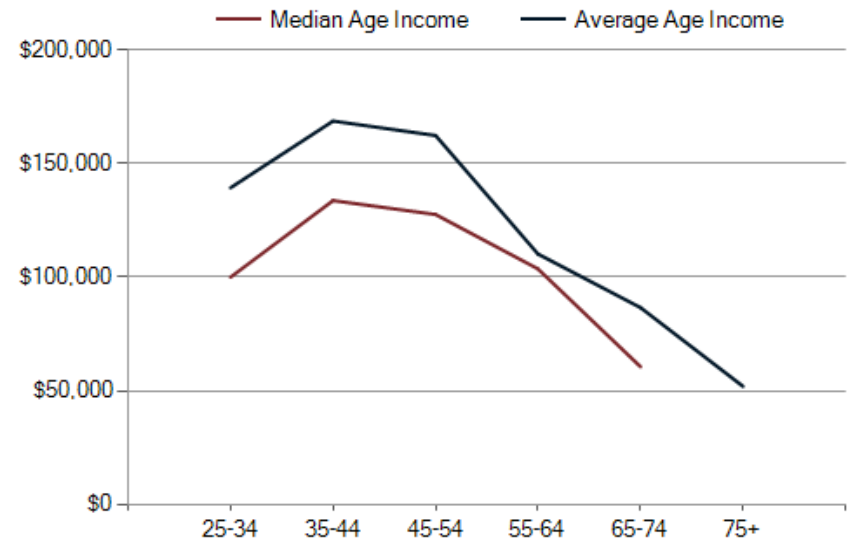
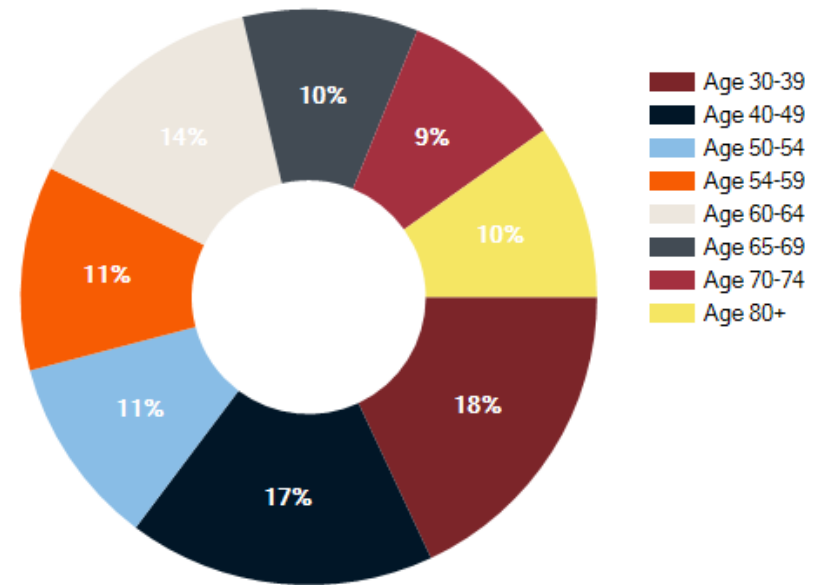


Source: esri

2024 POPULATION BY AGE	1 MILE	5 MILE	10 MILE
2024 Population Age 30-34	8	1,756	21,245
2024 Population Age 35-39	14	2,123	21,137
2024 Population Age 40-44	10	2,364	21,036
2024 Population Age 45-49	11	2,162	18,070
2024 Population Age 50-54	13	2,091	17,457
2024 Population Age 55-59	14	1,821	15,540
2024 Population Age 60-64	17	1,923	16,328
2024 Population Age 65-69	12	1,706	14,462
2024 Population Age 70-74	11	1,345	11,452
2024 Population Age 75-79	12	1,035	8,705
2024 Population Age 80-84	5	573	5,245
2024 Population Age 85+	2	450	4,765
2024 Population Age 18+	156	23,407	224,088
2024 Median Age	44	40	36
2029 Median Age	45	41	37

2024 INCOME BY AGE	1 MILE	5 MILE	10 MILE
Median Household Income 25-34	\$100,000	\$104,395	\$70,868
Average Household Income 25-34	\$139,388	\$126,057	\$89,238
Median Household Income 35-44	\$133,725	\$121,895	\$87,179
Average Household Income 35-44	\$168,764	\$148,773	\$110,415
Median Household Income 45-54	\$127,607	\$127,059	\$89,256
Average Household Income 45-54	\$162,417	\$155,981	\$113,307
Median Household Income 55-64	\$103,610	\$108,271	\$77,551
Average Household Income 55-64	\$110,178	\$137,041	\$102,537
Median Household Income 65-74	\$60,550	\$92,366	\$58,978
Average Household Income 65-74	\$86,590	\$113,940	\$82,788
Average Household Income 75+	\$51,907	\$73,894	\$63,658

Population By Age



# Tri City Restaurant



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