

Owasso Retail For Lease

Former KFC Owasso
202 S Dogwood St,
Owasso, OK 74055

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PROPERTIES



Property Summary



Property Highlights

- Established Corridor: S. Dogwood St (~10,700 VPD) with nearby E. 2nd Ave (~19,800 VPD), totaling ~30,500 combined VPD.
- Existing Drive-Thru: Former QSR with drive-thru circulation in place.
- Owasso Trade Area: Serves the core Owasso market supported by surrounding residential and local retail demand

Offering Summary

Lease Rate:	\$4,950.00 per month (NNN)
Number of Units:	1
Available SF:	3,133 SF
Lot Size:	0.79 Acres
Building Size:	3,133 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,253	12,486	19,862
Total Population	5,653	32,737	53,486
Average HH Income	\$74,323	\$98,287	\$107,691

Location Description



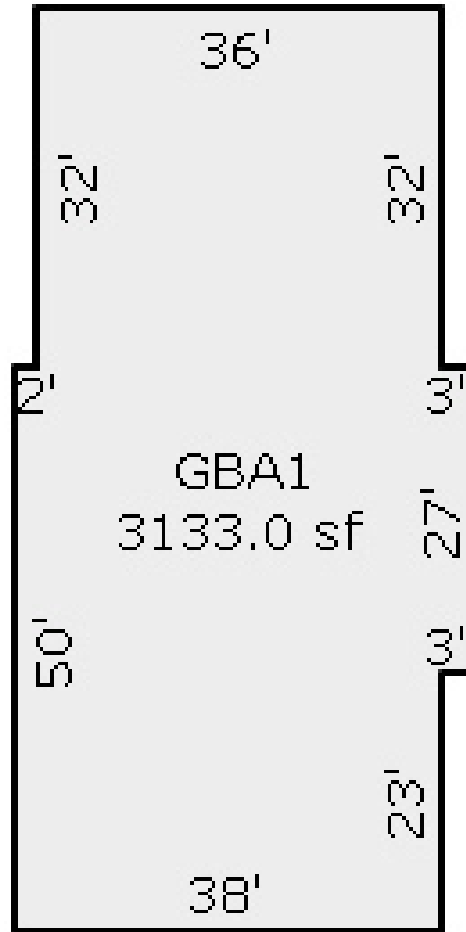
Location

Located on 76th Street, just west of Highway 169, with traffic counts of approximately 57,086 vehicles per day on Highway 169. The site is adjacent to a McDonald's with approximately 59,000 visits, and a newly remodeled Maverik, with approximately 29,000 visits in December 2025. The site offers excellent visibility from 76th with easy access to Highway 169 and serves the entire southern Owasso market and benefits from strong regional draw.

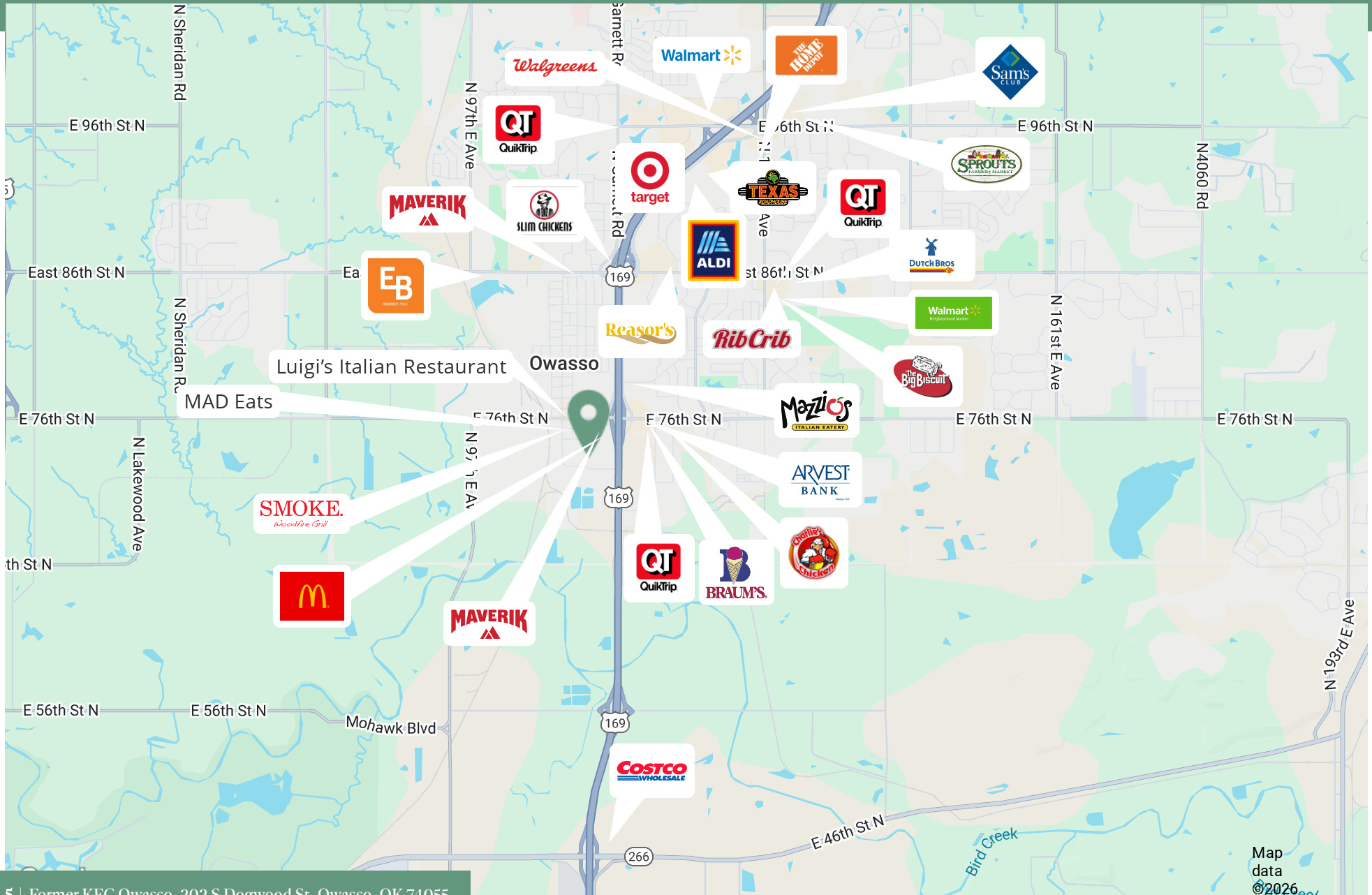
76th Street is the first primary arterial roadway when entering Owasso from the south, providing strong inbound traffic exposure. Stone Canyon, a three thousand acre residential golf course community, is located to the east of Highway 169 along 76th Street. To the west are some of the largest industrial developments in the Tulsa metro area, these include data centers, Whirlpool, Nordam, American Airlines, Honeywell, Greenheck HVAC Manufacturing.

The site serves an established suburban trade area supported by surrounding residential neighborhoods and nearby retail uses, positioning it well for quick-service, fast-casual, and service-oriented retail users.

Floor Plan



Location Map

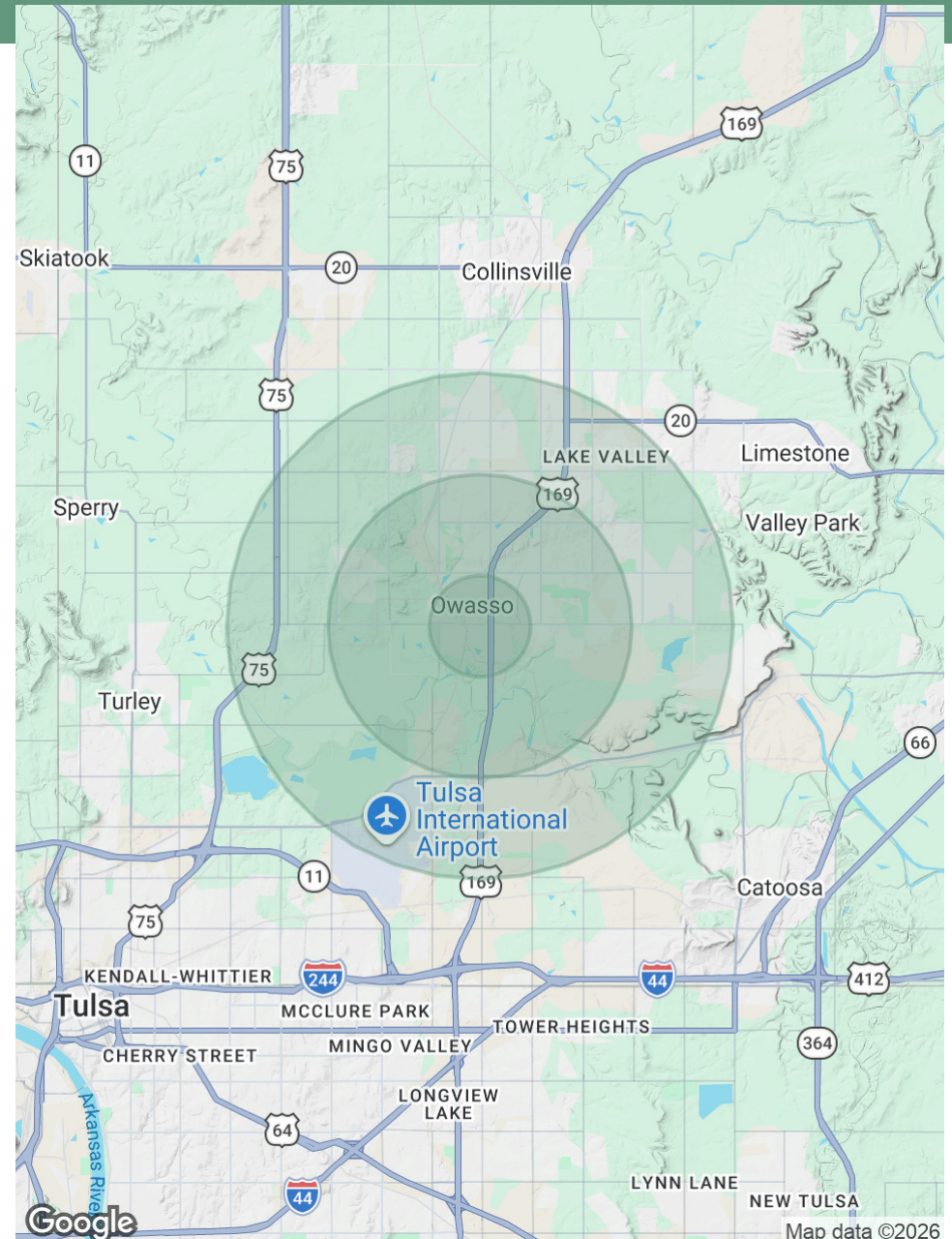


Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	5,653	32,737	53,486
Average Age	38	38	38
Average Age (Male)	36	37	37
Average Age (Female)	39	40	39

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,253	12,486	19,862
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$74,323	\$98,287	\$107,691
Average House Value	\$202,098	\$282,032	\$292,474

Demographics data derived from AlphaMap



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