

FOR SALE

2610 W.
MEMORIAL
ROAD

2610 WEST MEMORIAL ROAD, OKLAHOMA CITY,
OK 73134



BANTA
Property Group

BANTA PROPERTY GROUP, LLC

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OFFERING SUMMARY

| | |
|----------------|---------------|
| Sale Price: | \$2,250,000 |
| Building Size: | 5,442 SF |
| Available SF: | 5,442 SF |
| Lot Size: | 1.33 Acres |
| Price / SF: | \$413.45 |
| Year Built: | 2005 |
| Renovated: | 2022 |
| Zoning: | C-3 (PUD-62A) |

PROPERTY OVERVIEW

Prime Restaurant Location in Oklahoma - Fully Equipped & Recently Remodeled!

Take advantage of this exceptional opportunity to own a restaurant in one of Oklahoma's most vibrant retail and restaurant corridors. Situated in a high-traffic area with over 60,000 vehicles per day (VPD), this location offers maximum visibility and accessibility for attracting both local and passing customers. The site boasts great visibility with a prominent pylon sign.

The restaurant boasts a fully equipped kitchen with top-of-the-line appliances and fixtures, perfect for a smooth and efficient operation. Recently remodeled in 2022, the space offers a fresh, modern ambiance designed to captivate guests and create a welcoming atmosphere. Whether you're looking to expand an existing business or start something new, this location provides a solid foundation for success.

Don't miss out on this turnkey opportunity in a sought-after area with an established, growing community and exceptional foot traffic!

PROPERTY HIGHLIGHTS

- 60,700 vehicles pass this location daily
- Fully equipped kitchen
- Prominent pylon sign

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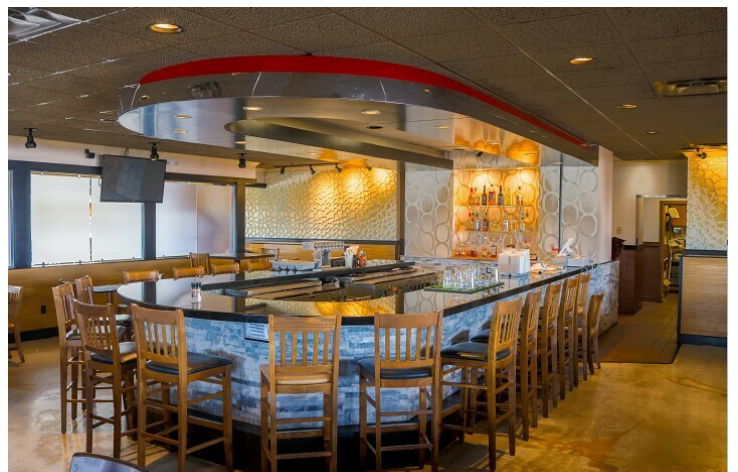
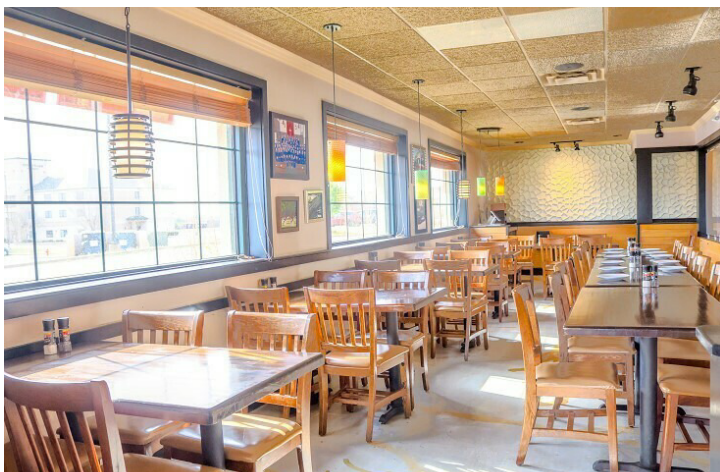
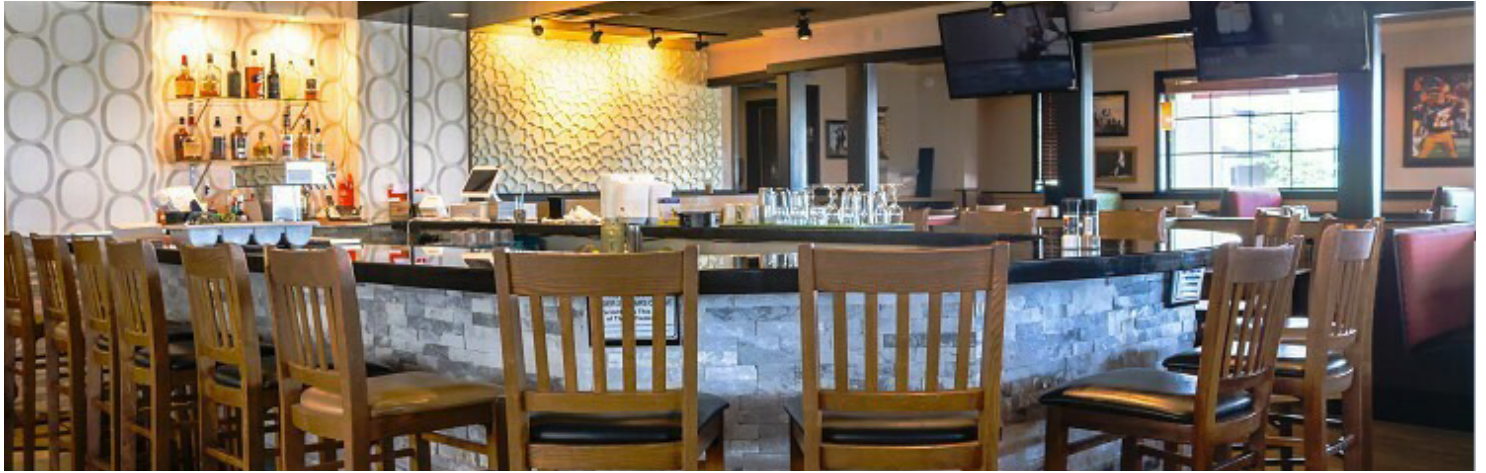
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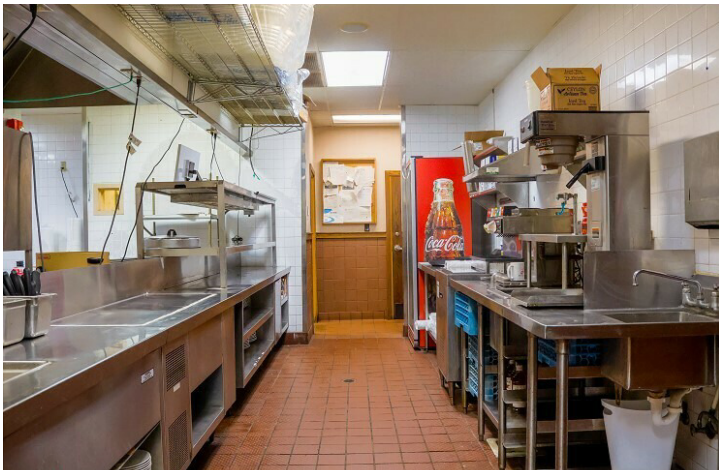
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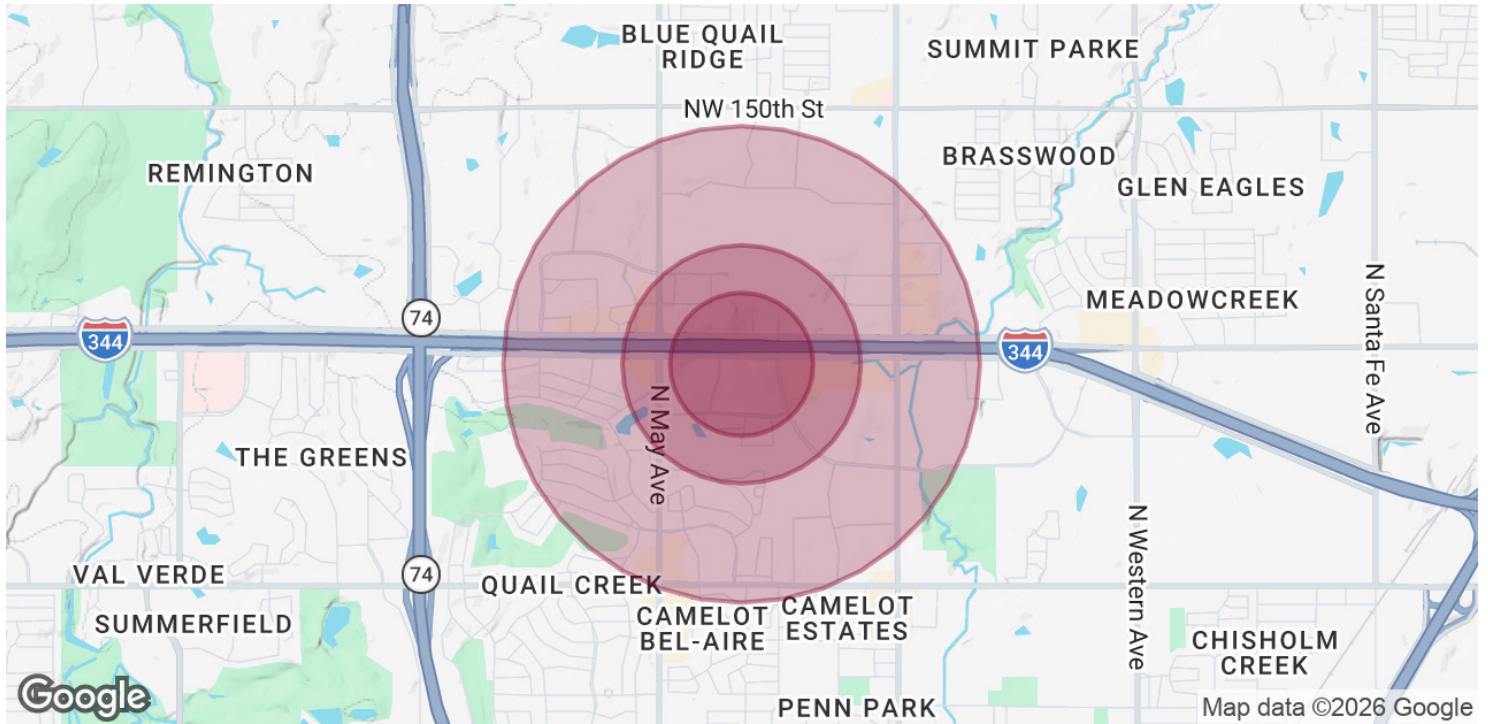
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| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------------|------------------|---------------|
| Total Population | 922 | 2,094 | 12,132 |
| Average Age | 41 | 39 | 38 |
| Average Age (Male) | 37 | 36 | 36 |
| Average Age (Female) | 44 | 42 | 39 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|--------------------------------|------------------|------------------|---------------|
| Total Households | 452 | 1,079 | 6,603 |
| # of Persons per HH | 2 | 1.9 | 1.8 |
| Average HH Income | \$43,668 | \$52,799 | \$65,332 |
| Average House Value | \$155,357 | \$196,274 | \$242,788 |

Demographics data derived from AlphaMap

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