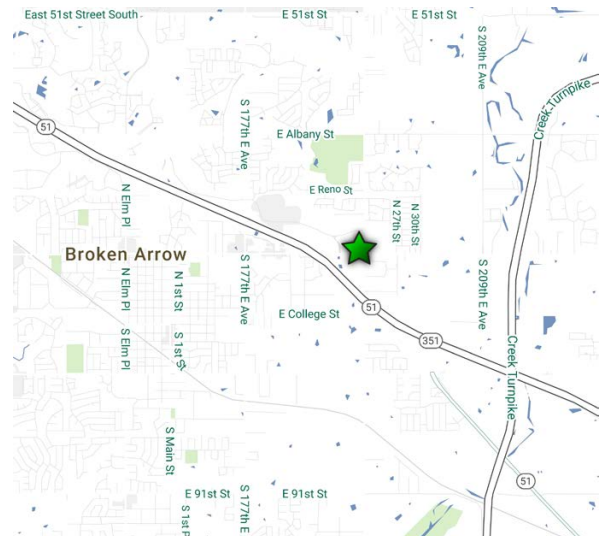


FREESTANDING RESTAURANT

RETAIL



- + High Visibility Hard Corner Location
- + CH Zoning
- + Lot - 0.56± Acres (24,450 SF)
- + Building - 3,368± SF
- + Parking - 44 Spaces / 1 space per every 77 SF of Building
- + Traffic Counts:
 - 26,625 VPD Kenosha Street
 - 18,677 VPD 193rd E. Avenue
- + Located in Front of Planned Multi-Tenant Retail Center Redevelopment (Former Walmart)
- + Neighbors include Pizza Hut, Sonic, Chili's, Santa Fe Cattle Co., Buffalo Wild Wings, Lowe's and Cinemark



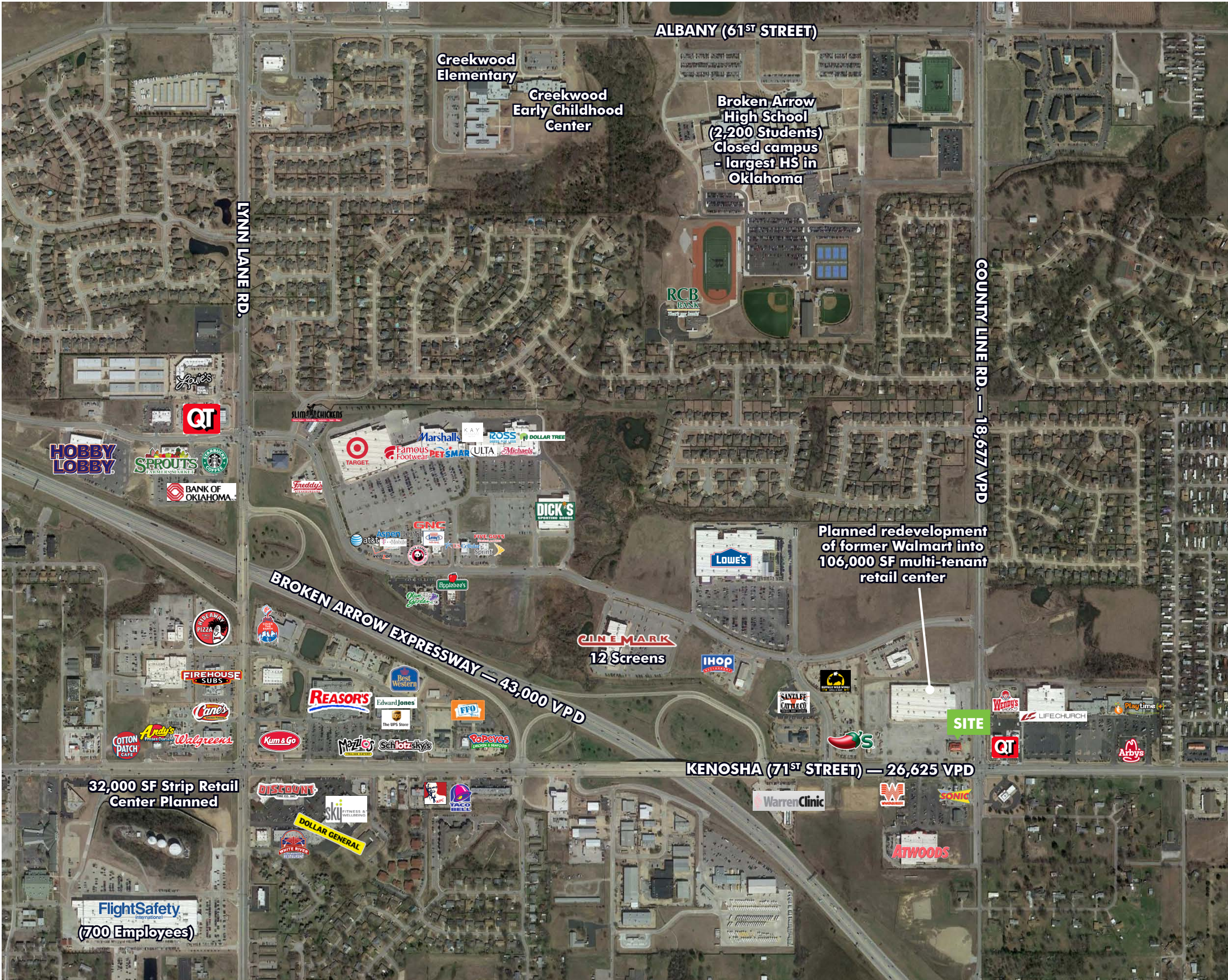
FOR SALE OR LEASE

FREESTANDING RESTAURANT

2350 EAST KENOSHA STREET, BROKEN ARROW, OK 74012

RETAIL

Demographics	
POPULATION	
1 Mile	6,241
3 Miles	46,434
5 Miles	117,269
Average HOUSEHOLD INCOME	
1 Mile	\$68,836
3 Miles	\$74,646
5 Miles	\$83,934
DAYTIME POPULATION	
1 Mile	3,585
3 Miles	18,870
5 Miles	39,637

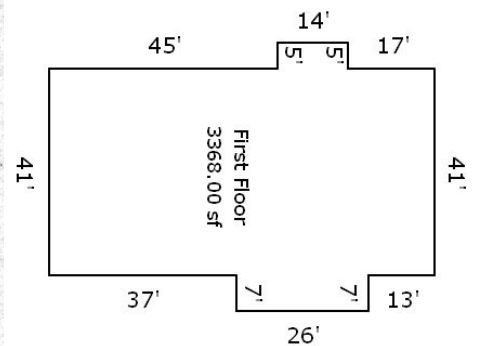
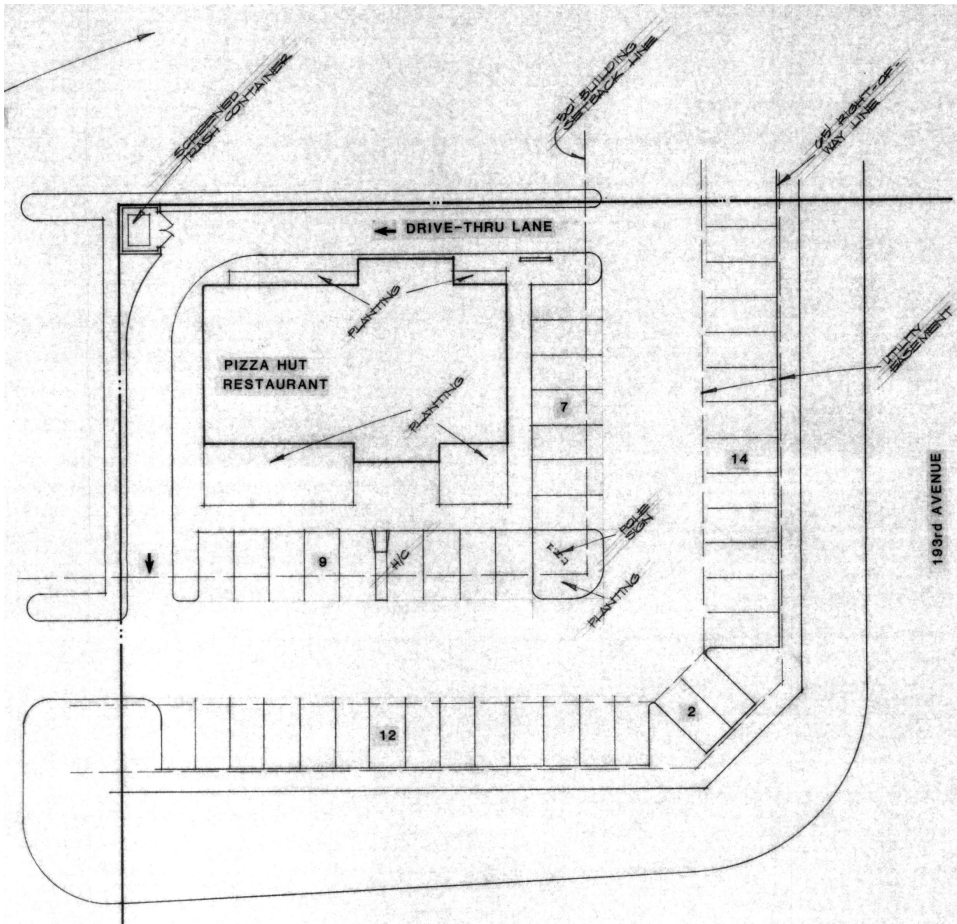


FOR SALE OR LEASE

FREESTANDING RESTAURANT

2350 EAST KENOSHA STREET, BROKEN ARROW, OK 74012

RETAIL



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