

Sales Price: \$570,000

2801 W. I-240 Service Road

Oklahoma City, Oklahoma 73159

PROPERTY HIGHLIGHTS

- Recently Refurbished
- Outfitted for a Restaurant
- Current Equipment Included in Sale:
 - Walk-in Cooler
 - 2 Large Sink Areas
 - Exhaust Hood
 - Dry Bar Service Area
 - 2 Large Dining Areas
 - Soda Fountain
- 3 Phase Power with up to 150 KvA Available
- 36 Parking Spaces (Estimated)

LOCATION HIGHLIGHTS

- Easy access to:
 - OCCC Campus
 - Will Rogers World Airport
 - FAA Mike Monroney Center
 - I-240 Entrance Ramps
 - Hidden Trails Golf and Country Club

TOTAL SF	4,550 SF on 0.91 Acres MOL
BUILT	1979
ZONED	C-3, Community Commercial

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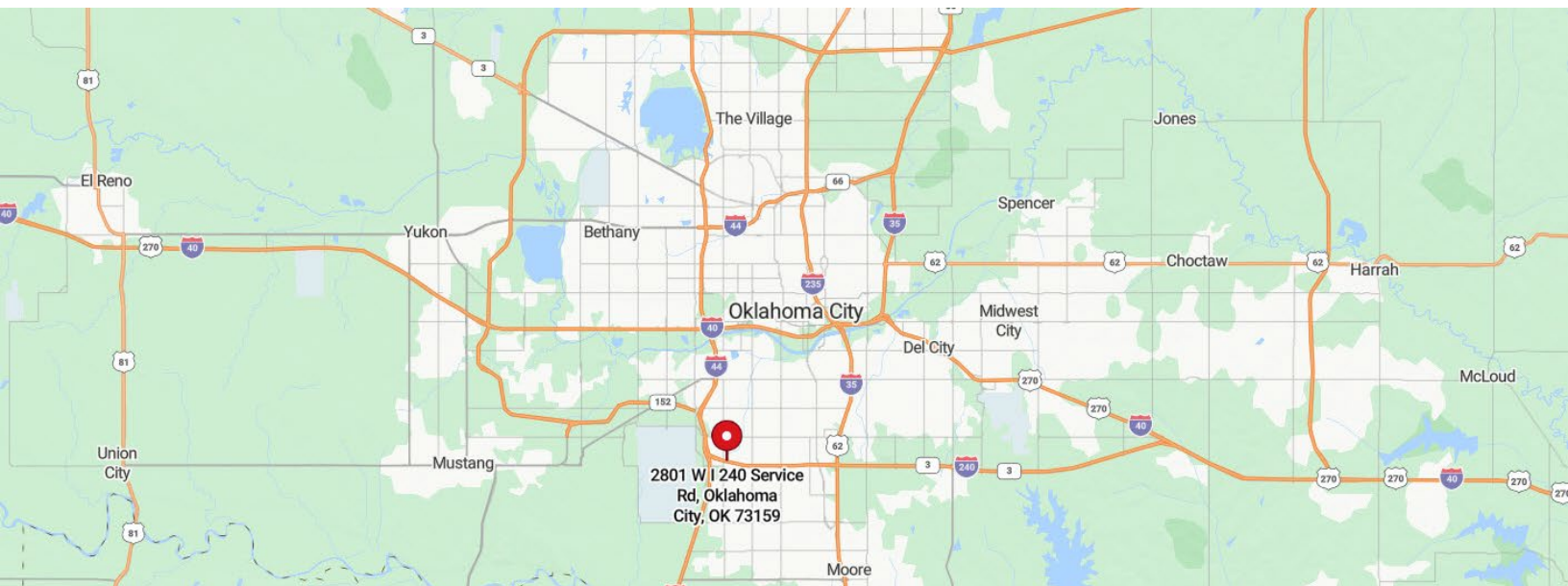
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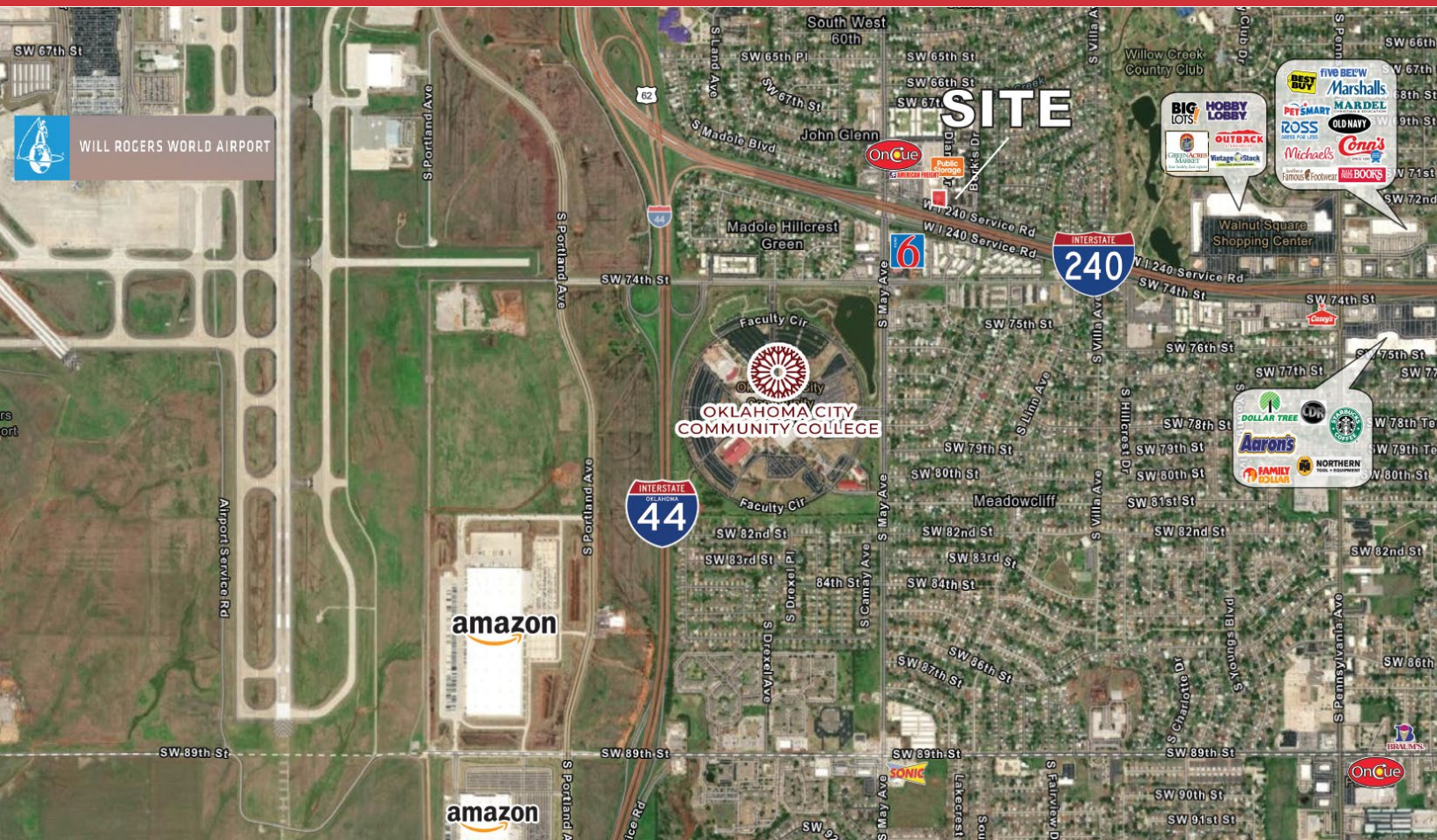
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Population	1 Mile: 14,122	3 Miles: 96,632	5 Miles: 185,352
Average Household Income	1 Mile: \$58,212	3 Miles: \$58,965	5 Miles: \$62,762
Total Households	1 Mile: 5,591	3 Miles: 36,945	5 Miles: 69,078

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