

For Sale

PRIME RESTAURANT LOCATION ALONG MEMORIAL CORRIDOR

2701 W. Memorial Road, Oklahoma City, OK 73134

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Details

Sale Price	\$2,500,000
Price/SF	\$270.94
Year Built	1994
Total SF	9,227
Lot Size	2.1958 Acres
Parking Spaces	157

Nearby Retail



Highlights

- 23,118 vehicles per day travel along the service road directly in front of the property; over 60,000 vehicles per day travel along the Turnpike
 - Daytime population is more than 70,000 people within three miles
- The building has a fully-functional kitchen and full bar that can complement an entertainment venue
 - Convenient ingress/egress to Memorial Road and N.W. 138th Street
- Proximate to national restaurants such as Olive Garden, Red Lobster, TGI Friday's, BJ's, Longhorn Steakhouse
 - Ample parking



Property Overview

Located in the Memorial Road corridor, anchored by Quail Springs Mall and the new Chisholm Creek development, this property has great access along the service road plus excellent visibility from the Kilpatrick Turnpike. Abundant parking as well as two ingress and egress points, directly from west-bound Memorial Road on the south and NW 138th Street to the north, make this a fantastic location for a restaurant or entertainment venue.

The area is supported by numerous office complexes, well-known national and local retailers, multi-family apartment buildings, several hotels and a continually growing population. A strong daytime population and easy drive-ability make the area one of the metro's most established and stabilized retail submarkets.



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2016 Demographic Summary
1, 3, 5 mile radius from 2701 W. Memorial Road

	One Mile	Three Mile	Five Mile
Population	9,502	70,623	166,813
Daytime Population	14,434	71,293	155,293
Median HH Income	\$33,524	\$58,661	\$61,631

