

RESTAURANT BUILDING FOR LEASE 2035 S MERIDIAN AVE, UNIT B, OKC, OK 73108



PRIME COMMERCIAL SPACE NEAR DOWNTOWN OKC

Located just minutes from the bustling heart of downtown Oklahoma City, this stand-alone building offers a prime commercial opportunity for a variety of businesses. With this property's strategic location and versatile layout it presents endless possibilities for retail, office, restaurant, or other commercial uses.

Whether you're looking to establish a retail storefront, office headquarters, restaurant, or any other commercial venture, this stand-alone building offers the ideal location and flexibility to bring your vision to life. Don't miss this opportunity to secure a prime spot near downtown OKC for your business!

OFFERING SUMMARY

Lease Rate	\$18.00 SF/yr (NNN)
Available SF:	7,972 SF
Lot Size:	2.3 Acres
Zoning:	Commercial
Building Size:	7,972 SF
Owner/Agent License#156730	

TRAFFIC COUNT-ADDT

S Meridian Ave	north	16,600
S Meridian Ave	south	16,600

ROSHA WOOD

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KEY FEATURES

- Situated in a high-traffic area close to downtown OKC, offering excellent visibility & accessibility
- Spacious stand-alone building with ample square footage for various business needs
- Flexible floor plan that can be easily customized to suit the requirements of different businesses
- Convenient parking facilities available on-site
- Competitive lease terms with options for long-term agreements, incentives, and potential for tenant improvements

SPACES

2035 S Meridian Ave, Unit B

LEASE RATE

\$18.00 SF/yr

SPACE SIZE

7,972 SF

DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

Total Households

1,475

17,853

77,838

Total Population

3,066

41,910

189,965

Average HH Income

\$60,345

\$38,976

\$48,156

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AERIAL FACING SOUTH

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,066	41,910	189,965
Average Age	33.9	32.1	32.7
Average Age (Male)	28.0	28.6	31.7
Average Age (Female)	41.0	35.0	33.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,475	17,853	77,838
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$60,345	\$38,976	\$48,156
Average House Value	\$59,458	\$67,310	\$110,405

* Demographic data derived from 2020 ACS - US Census

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