

FORMER RESTAURANT CONVERSION SPACE

2035 S MERIDIAN AVE, OKC, OK 73108



## ROSHA WOOD

retail specialist  
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### Lease Rate

\$16.00 SF/yr (NNN)

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Former Zios Restaurant: Prime Property for Versatile Conversion Near Downtown Oklahoma City

This property benefits from high visibility and easy access major highways, thoroughfares, public transportation, and prominent landmarks, enhancing its appeal for businesses and developers.

Spanning 7,972 square feet across one floor, the former Zios Restaurant features a versatile layout conducive to various redevelopment concepts.

Competitive leasing terms are available, offering flexibility to accommodate long-term lease terms.

Ideal for retail outlets, boutique shops, professional offices, event space, medical, restaurants, or cafe and numerous other uses, the layout and design allow for customization to meet specific business requirements.

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$16.00 SF/yr (NNN)
<b>Number of Units:</b>	1
<b>Available SF:</b>	7,972 SF
<b>Building Size:</b>	
<b>Lot Size:</b>	2.3 Acres
<b>Zoning:</b>	Commercial
<b>Owner/Agent License #156730</b>	

## TRAFFIC COUNT-ADDT

<b>S Meridian Ave</b>	north	16,600
<b>S Meridian Ave</b>	south	16,600

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**Former Zios Restaurant:** Prime Property for Versatile Conversion Near Downtown Oklahoma City.

Discover a rare opportunity with the former Zios Restaurant property, ideally situated just minutes from downtown Oklahoma City. This expansive site offers endless possibilities for redevelopment, catering to a wide array of uses in one of the region's most vibrant and rapidly growing areas.

**Key Features:**

- 1. Strategic Location:** This property benefits from high visibility and easy access major highways, thoroughfares, public transportation, and prominent landmarks, enhancing its appeal for businesses and developers.
- 2. Flexible Space:** Spanning 7,972 square feet across one floor, the former Zios Restaurant features a versatile layout conducive to various redevelopment concepts:
- 3. Leasing:** Competitive leasing terms are available, offering flexibility to accommodate long-term lease terms.
- 4. Commercial Space:** Ideal for retail outlets, boutique shops, professional offices, event space, medical, restaurants, or cafe and numerous other uses, the layout and design allow for customization to meet specific business requirements.
- 5. Cultural Hub:** Perfect for art galleries, performance venues, or community centers, fostering cultural enrichment in the heart of the city.
- 6. Infrastructure:** The property is equipped with essential infrastructure, including a commercial kitchen, ample parking facilities, and modern utilities, streamlining the conversion process and maximizing operational efficiency for future tenants.
- 7. Investment Potential:** With downtown Oklahoma City experiencing robust economic growth and revitalization, the former Zios Restaurant property presents a lucrative investment opportunity, promising significant returns for any user looking to expand their brand in this market.

**Why Choose This Property?**

**Proximity to Downtown:** Enjoy the benefits of being just minutes from downtown Oklahoma City's cultural attractions such as Scissortail Park with events, farmers markets, and concerts happening all year round, OKC Riversports, dining hotspots, and corporate headquarters such as Devon Energy with roughly 1,900 employees, FAA Aviation consisting of roughly 7,500 employees, ensuring high visibility and foot traffic for any business venture.

**Community Impact:** Contribute to the neighborhood's evolution by transforming this landmark property into a dynamic hub that enhances the local economy and quality of life for residents and visitors coming to our city!

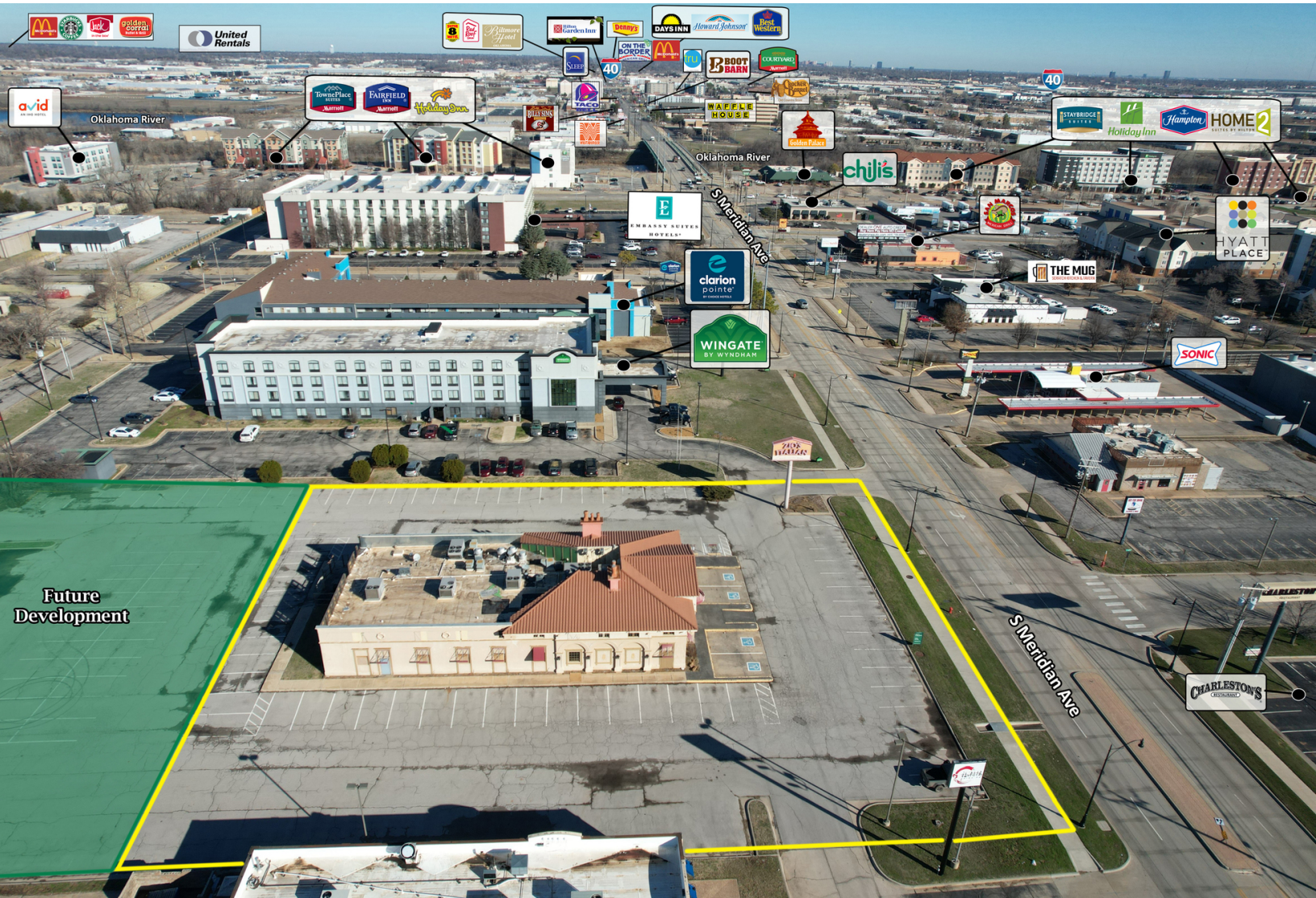
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AERIAL FACING NORTH

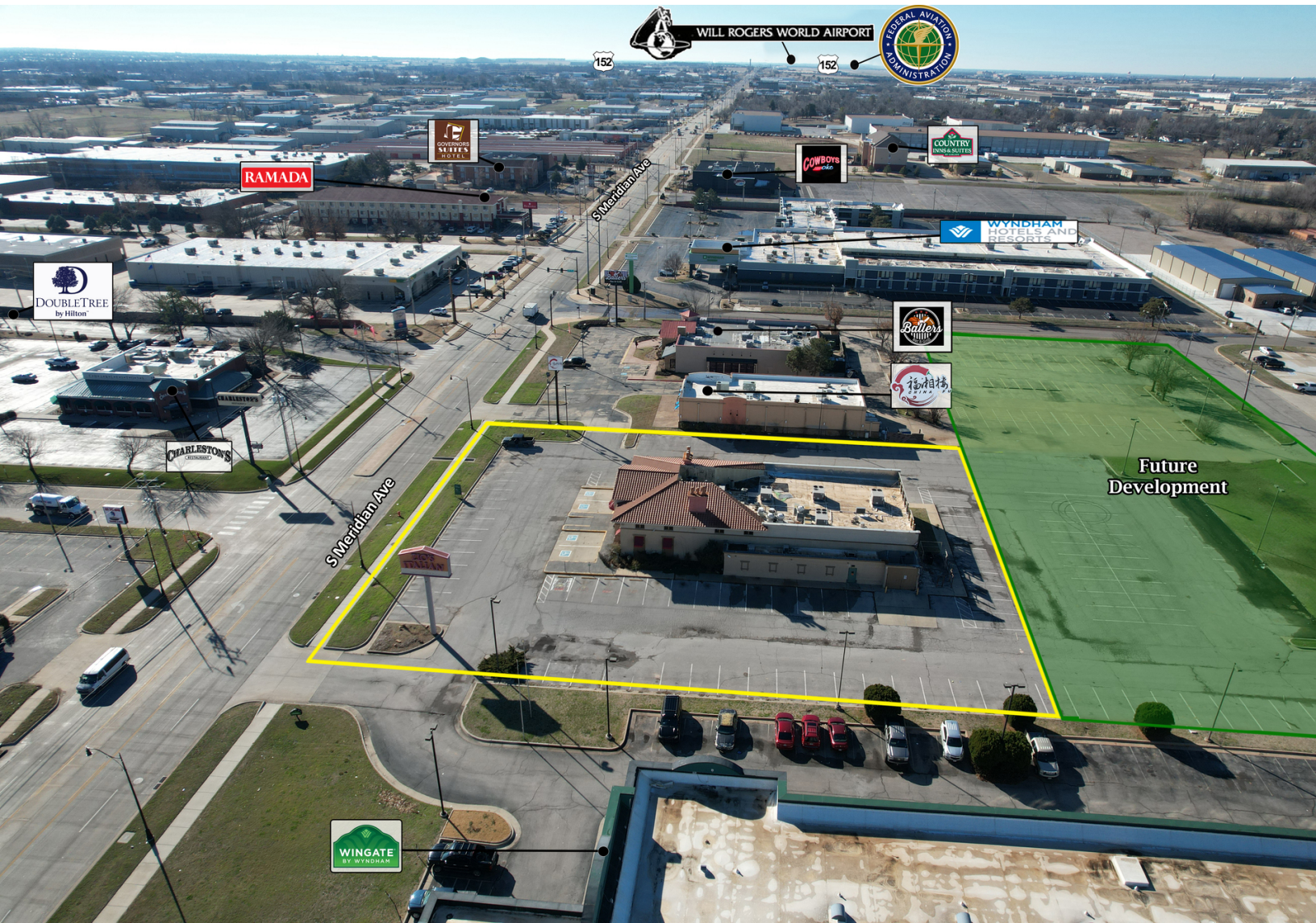
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AERIAL FACING SOUTH

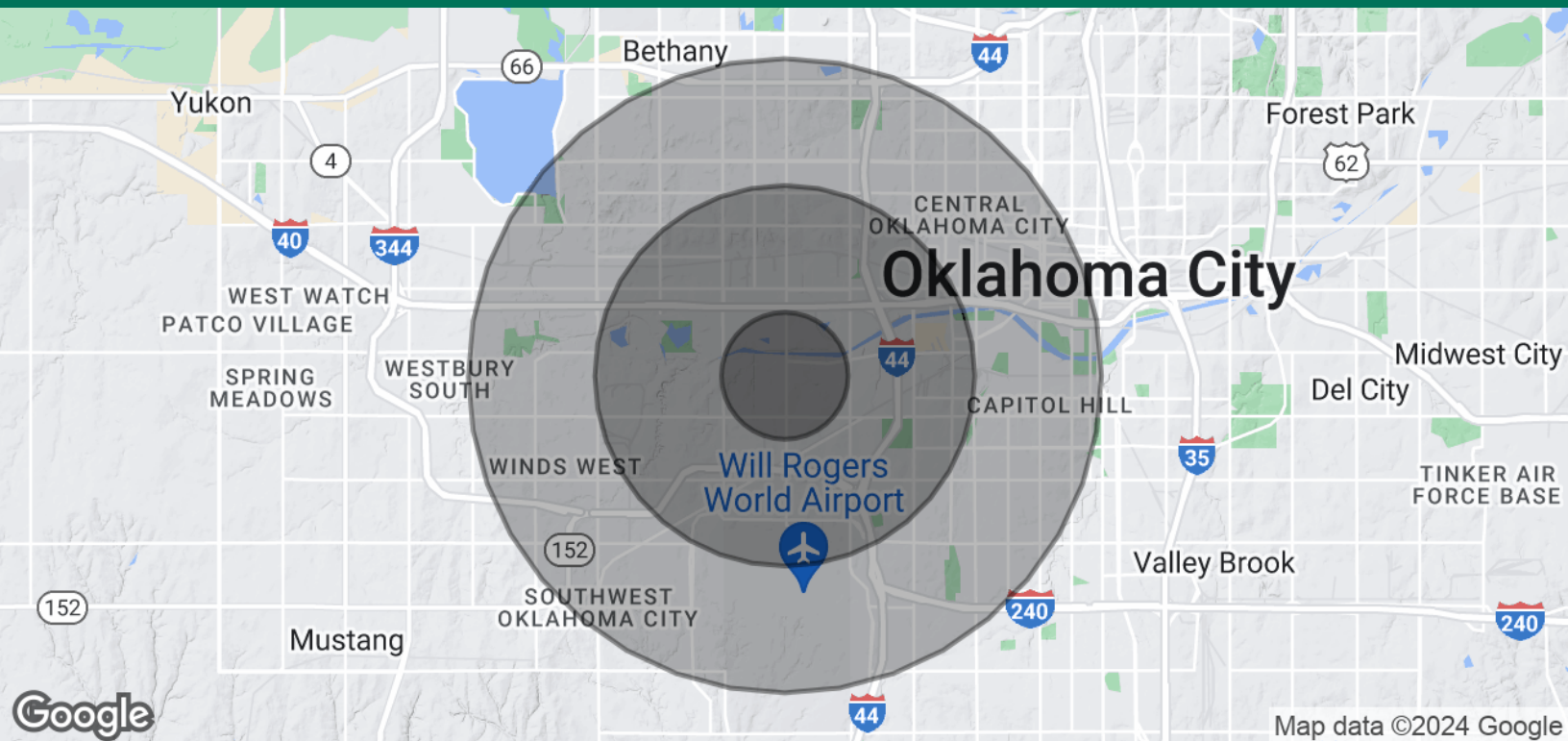
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,760	40,498	192,385
Average Age	36	34	36
Average Age (Male)	36	34	35
Average Age (Female)	37	35	36
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,139	14,670	71,414
# of Persons per HH	2.4	2.8	2.7
Average HH Income	\$77,449	\$52,507	\$65,391
Average House Value	\$99,860	\$118,087	\$177,666

Demographics data derived from AlphaMap

07252024

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