



**OFFERING SUMMARY**

Lease Rate:	\$20.00 SF/yr (NNN)
Building Size:	7,210 SF
Available SF:	7,210 SF
Lot Size:	0.68 Acres
Year Built:	1985
Zoning:	Commercial

**PROPERTY OVERVIEW**

Restaurant building for lease along S. Meridian just south of Interstate 40. The building features restaurant equipment, great visibility and pylon signage along this heavily trafficked stretch of S. Meridian with over 25,000 VPD. Excellent location for a QSR or fast casual restaurant concept in this strong area of hotel traffic just north of Will Rogers Airport. Monument sign with strong visibility available.

- DO NOT DISTURB TENANT

<b>SPACES</b>	<b>LEASE RATE</b>	<b>SPACE SIZE</b>
2037 S Meridian	\$20.00 SF/yr	7,210 SF

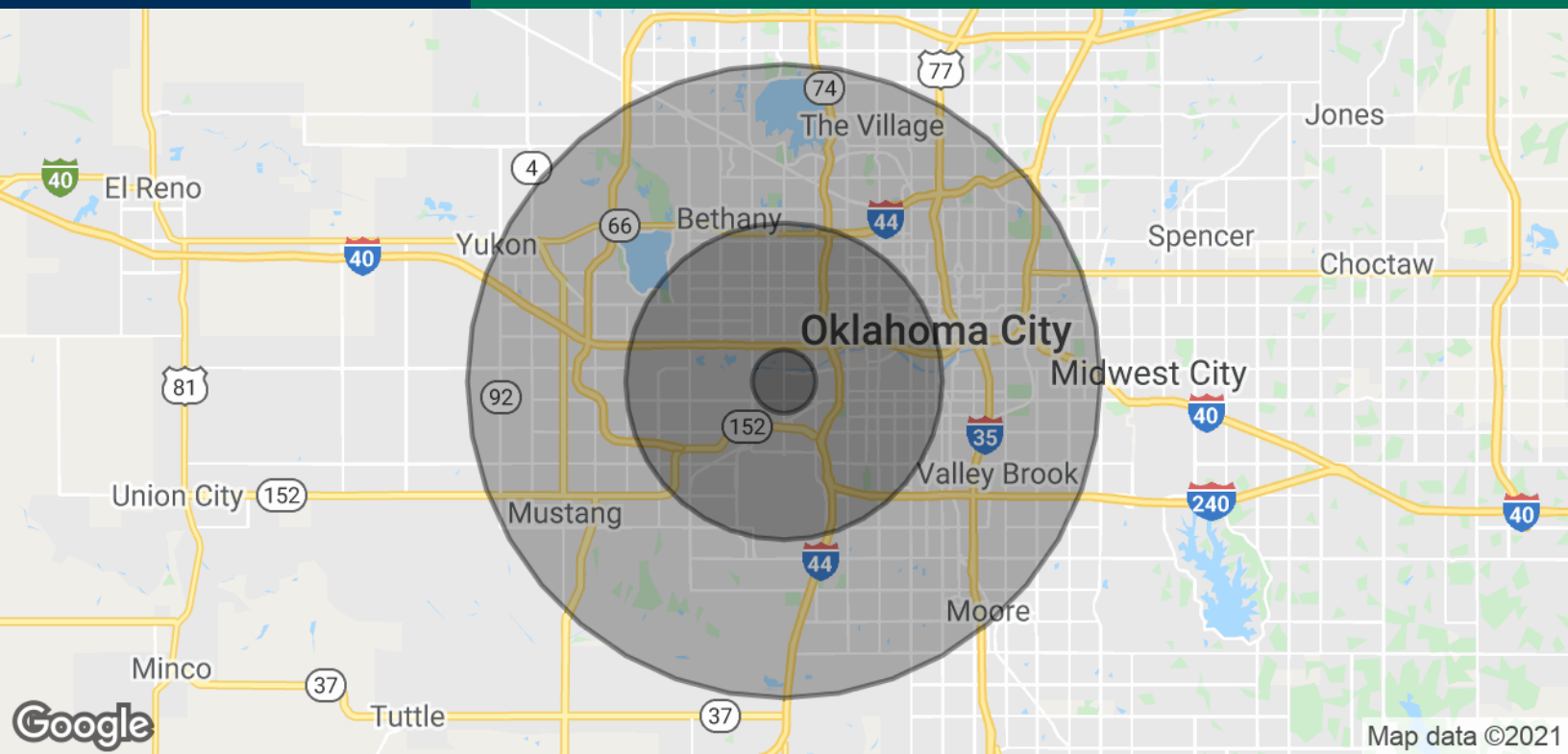
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**POPULATION**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	1,890	172,346	573,013
Average age	36.4	32.2	34.8
Average age (Male)	35.3	31.5	33.9
Average age (Female)	38.9	33.2	35.9

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	748	64,776	226,890
# of persons per HH	2.5	2.7	2.5
Average HH income	\$42,537	\$42,151	\$55,749
Average house value	\$56,467	\$94,144	\$143,766

\* Demographic data derived from 2010 US Census

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