

2ND GENERATION RESTAURANT AVAILABLE

3800 N MacArthur Blvd, Warr Acres, OK 73122 | NW 39th Expy & MacArthur



RETAIL SPACE NOW AVAILABLE

Available SF:

5,000 SF

Lease Rate:

\$15.00 SF/yr

Cross Streets:

NW 39th Expressway &
N MacArthur Blvd

PROPERTY OVERVIEW

2nd Generation restaurant space available. Equipment included.

Highly visible location situated at the intersection of NW 39th Expressway and N MacArthur Blvd.

Trade area neighbors include Family Dollar, Rent-A-Center, Ocean Dental, City Bites, CVS, Walgreens, McDonalds, and First Fidelity Bank. Southern Nazarene University and The Children's Center Rehabilitation Hospital located less than a mile away.

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DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	197,188
Population Density	197,188
Median Age	36.0
Median Age (Male)	35.1
Median Age (Female)	37.3
Total Households	82,854
# of Persons Per HH	2.4
Average HH Income	\$53,783
Average House Value	\$135,741

TRAFFIC COUNTS (per ACOG)

N MacArthur	north	14,574
N MacArthur	south	19,667
NW 39th Expwy	east/west	33,380

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