

WATERFORD HOTEL RESTAURANT

6300 WATERFORD BLVD, OKLAHOMA CITY, OK 73118



PROPERTY DESCRIPTION

Discover an unparalleled leasing opportunity at the Waterford Hotel, a landmark property in Oklahoma City's affluent Nichols Hills area. This fully-equipped restaurant space offers an exceptional chance to establish or expand your brand within a vibrant, high-traffic environment. Featuring a spacious catering kitchen, elegant dining areas, and seamless integration with the hotel's event venues, this property is ideal for hosting guests, locals, and large-scale gatherings. Surrounded by upscale residential communities, major shopping destinations, and bustling commercial activity, the Waterford Hotel delivers unmatched market exposure and a built-in audience. Partner with us to elevate your business in this prestigious location.

OFFERING SUMMARY

| | |
|-------------------------|------------|
| Lease Rate: | Negotiable |
| Number of Rooms: | 196 |
| Available SF: | 5,000+ SF |
| Lot Size: | 127,096 SF |
| Building Size: | 167,057 SF |

PROPERTY HIGHLIGHTS

- Fully equipped catering Kitchen
- Turn-key restaurant infrastructure
- Close proximity to shopping, offices, and affluent residential neighborhood.
- 2500+ SF main Dining room
- 5000+ SF Catering Kitchen
- Terrace Seating & outdoor covered wedding venue
- Garden with heated pool
- Multiple conference rooms
- Catering Kitchen Responsible for room service.

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|-----------|----------|----------|
| Total Households | 3,228 | 35,885 | 96,312 |
| Total Population | 6,497 | 77,674 | 217,111 |
| Average HH Income | \$148,378 | \$89,935 | \$78,958 |

AARON DIEHL

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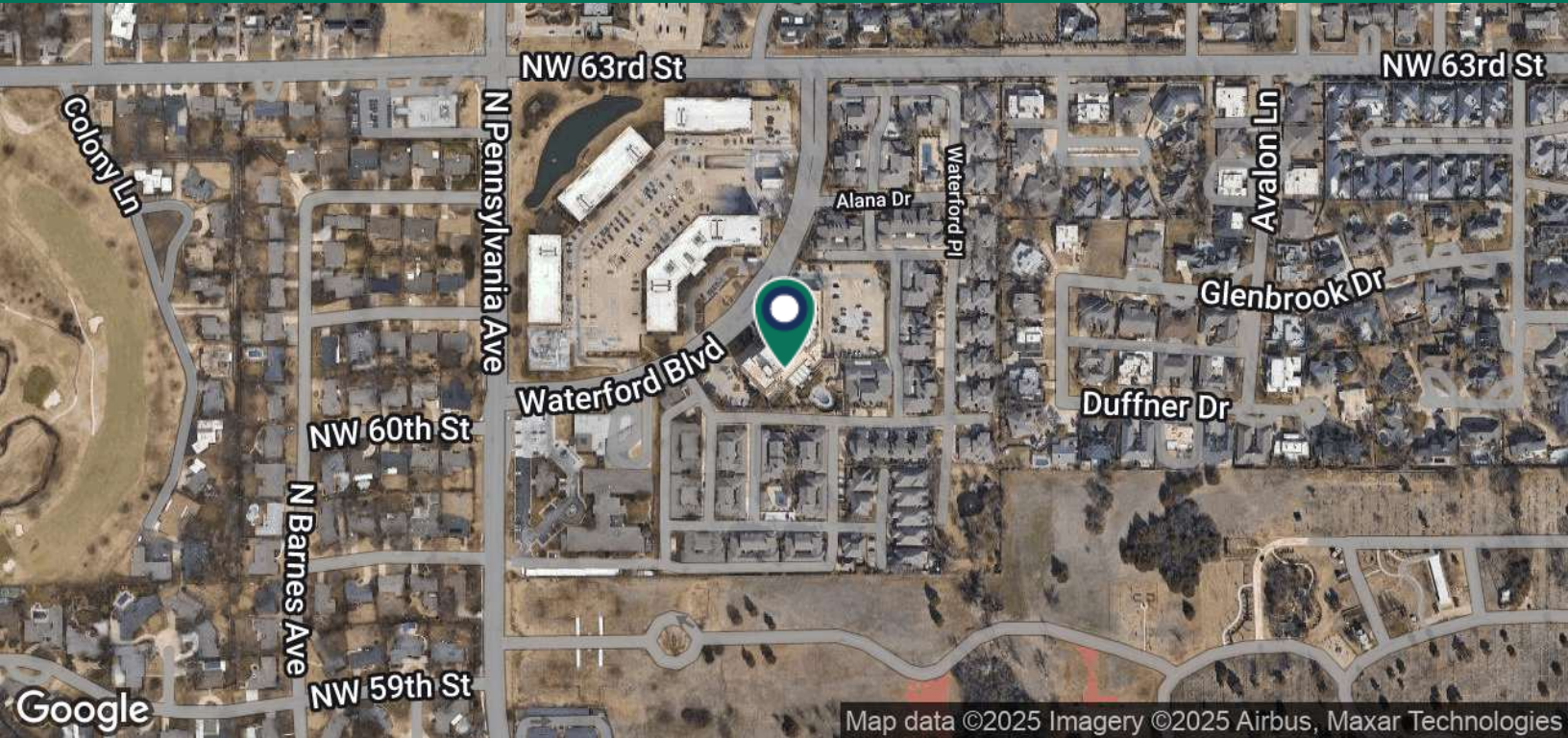
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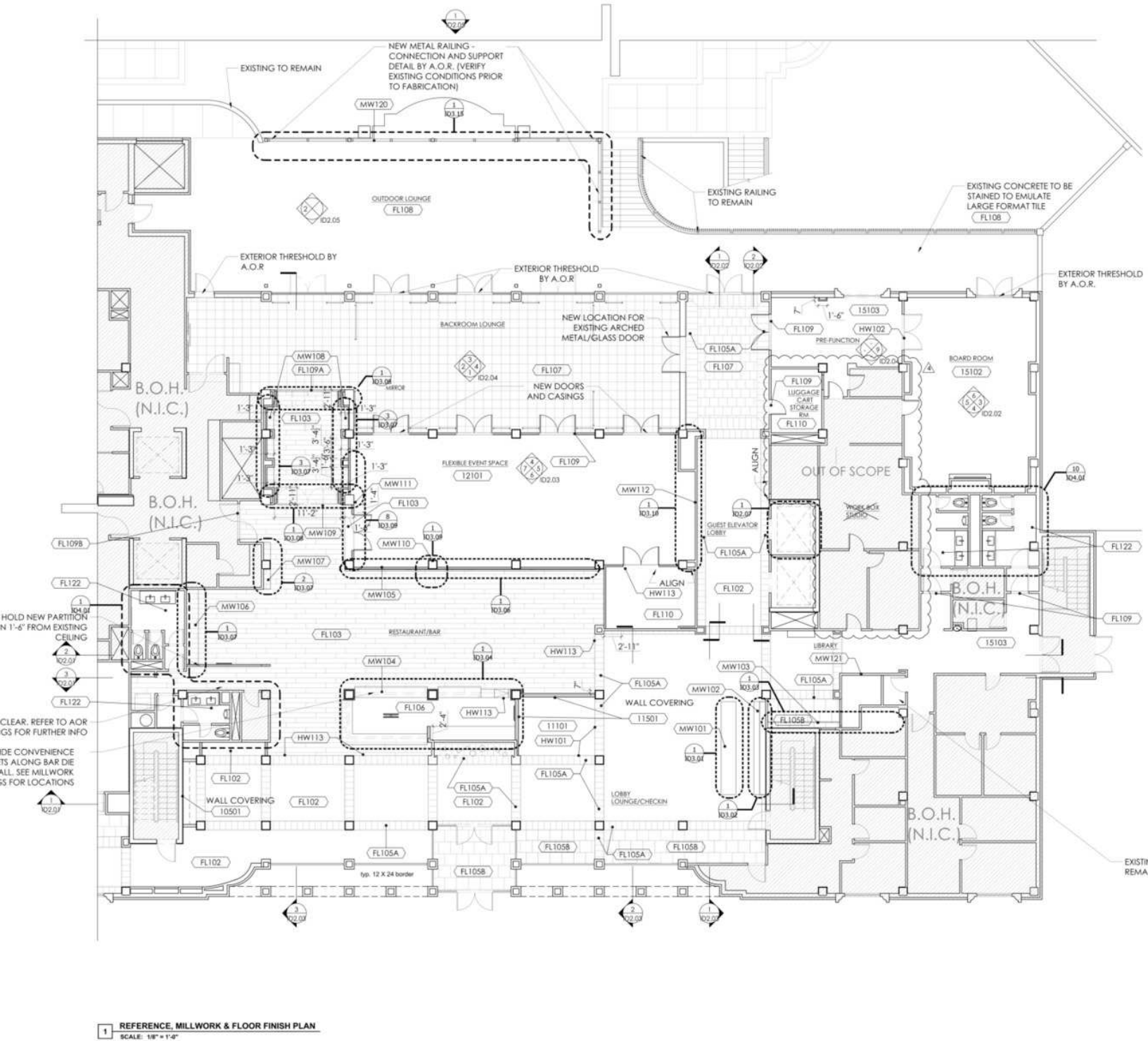
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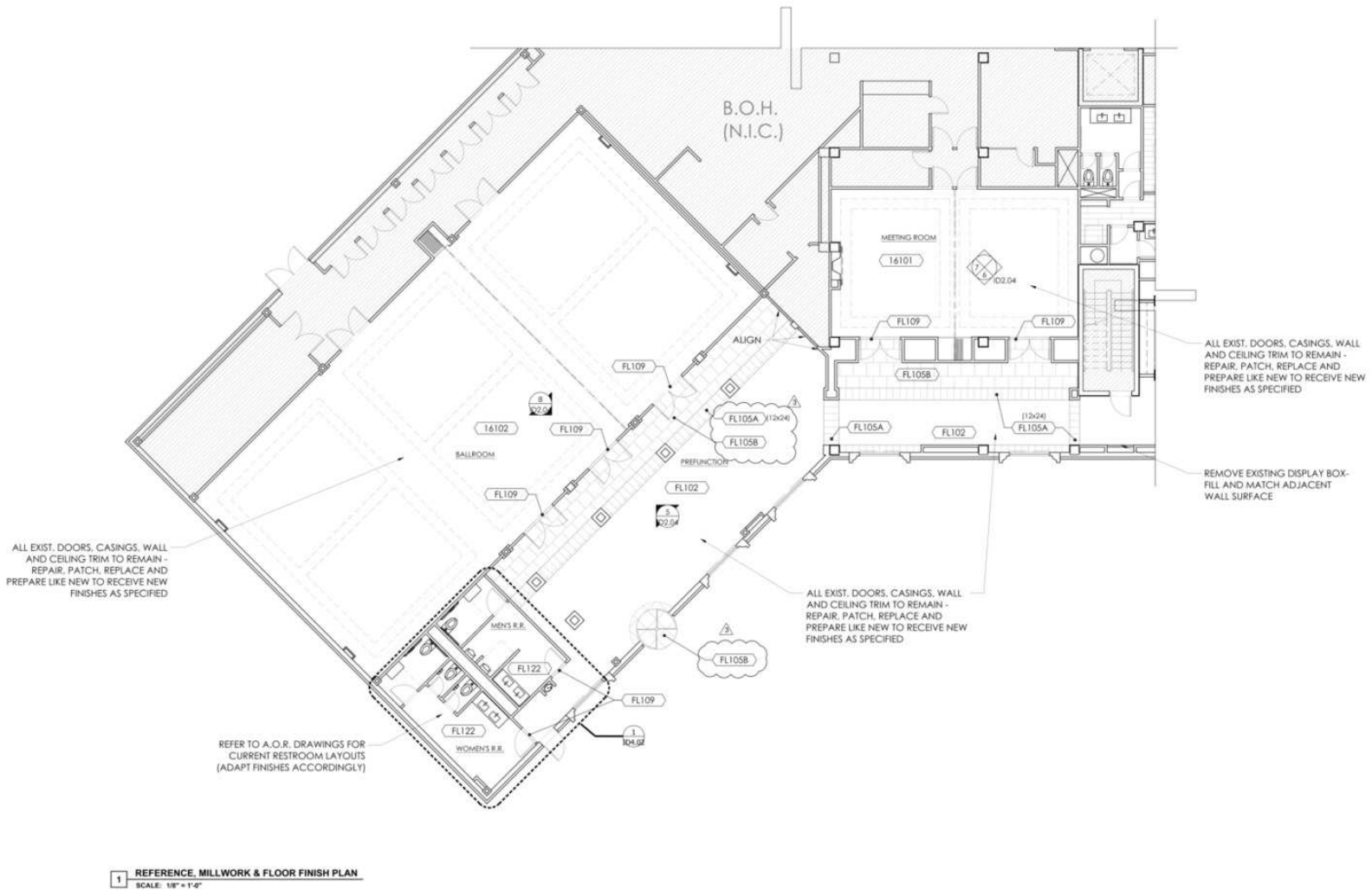
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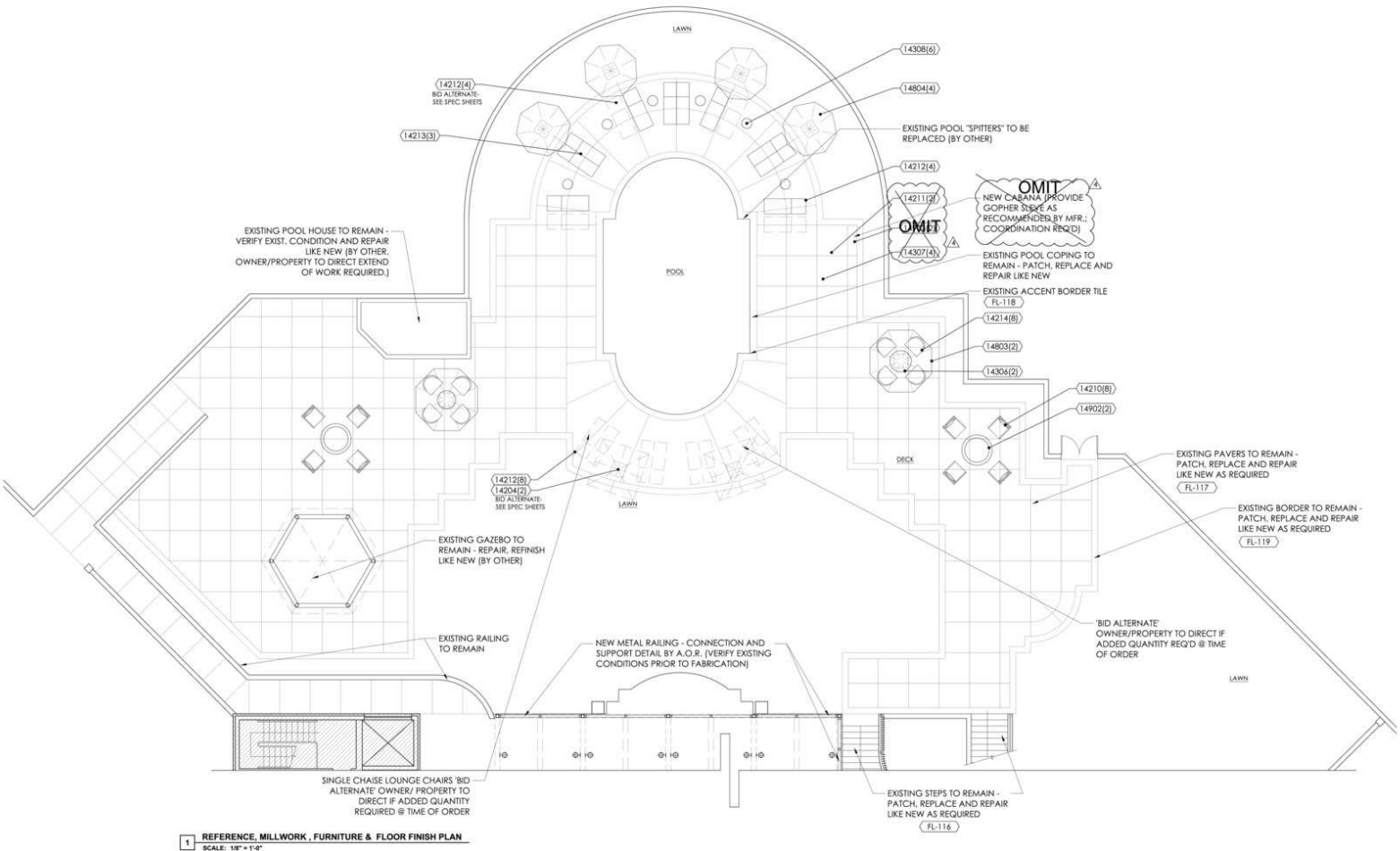
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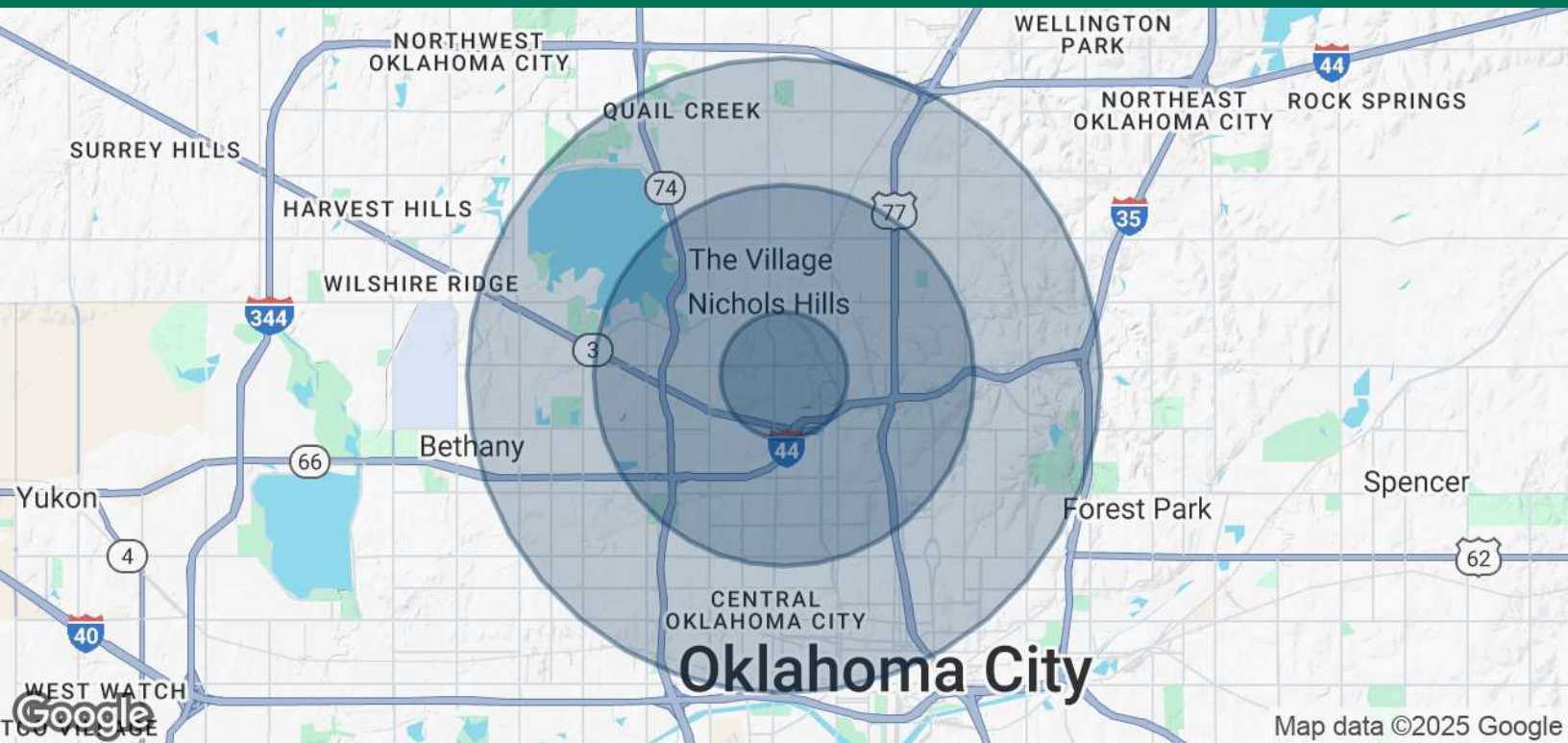
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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|--------|---------|---------|
| Total Population | 6,497 | 77,674 | 217,111 |
| Average Age | 48 | 40 | 39 |
| Average Age (Male) | 46 | 39 | 38 |
| Average Age (Female) | 49 | 41 | 40 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------------|-----------|-----------|-----------|
| Total Households | 3,228 | 35,885 | 96,312 |
| # of Persons per HH | 2 | 2.2 | 2.3 |
| Average HH Income | \$148,378 | \$89,935 | \$78,958 |
| Average House Value | \$656,890 | \$328,108 | \$271,706 |

Demographics data derived from AlphaMap

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