# PRICE EDWARDS AND CO.

## FORMER SONIC

### 1306 S CHOUTEAU AVE, CHOUTEAU, OK 74337

FOR

SALE



#### **PROPERTY DESCRIPTION**

The former Sonic is located on the main retail corridor in Chouteau, OK offering excellent visibility and easy access.

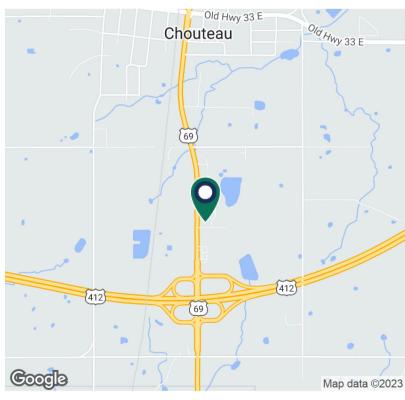
A large pylon accompanies this property.

#### **PROPERTY HIGHLIGHTS**

- Utilities to Site
- Pylon signage

#### OFFERING SUMMARY

Sale Price:	\$250,000
Lot Size:	0.74 Acres
Building Size:	1,362 SF



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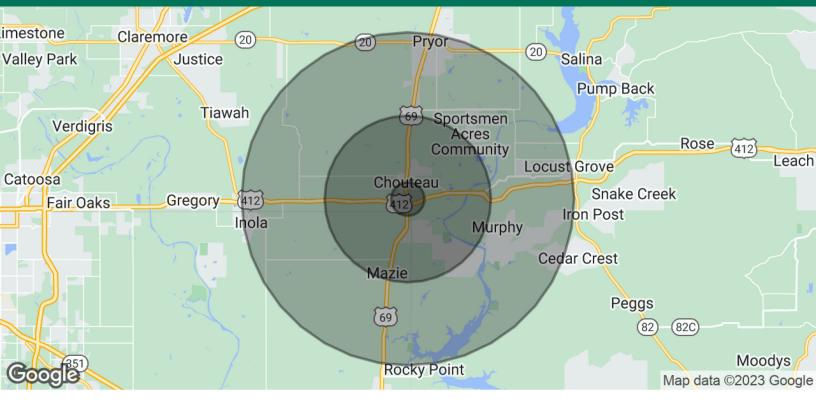
**EV ERNST** eernst@priceedwards.com 0: 405.843.7474

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	321	4,244	24,885
Average Age	42.2	40.0	39.2
Average Age (Male)	37.1	38.3	37.6
Average Age (Female)	51.6	43.2	41.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
HOUSEHOLDS & INCOME Total Households	<b>1 MILE</b> 155	<b>5 MILES</b> 1,825	<b>10 MILES</b> 11,038
Total Households	155	1,825	11,038
Total Households # of Persons per HH	155 2.1	1,825 2.3	11,038 2.3

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