

FORMER SONIC

1306 S CHOUTEAU AVE, CHOUTEAU, OK 74337



PROPERTY DESCRIPTION

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

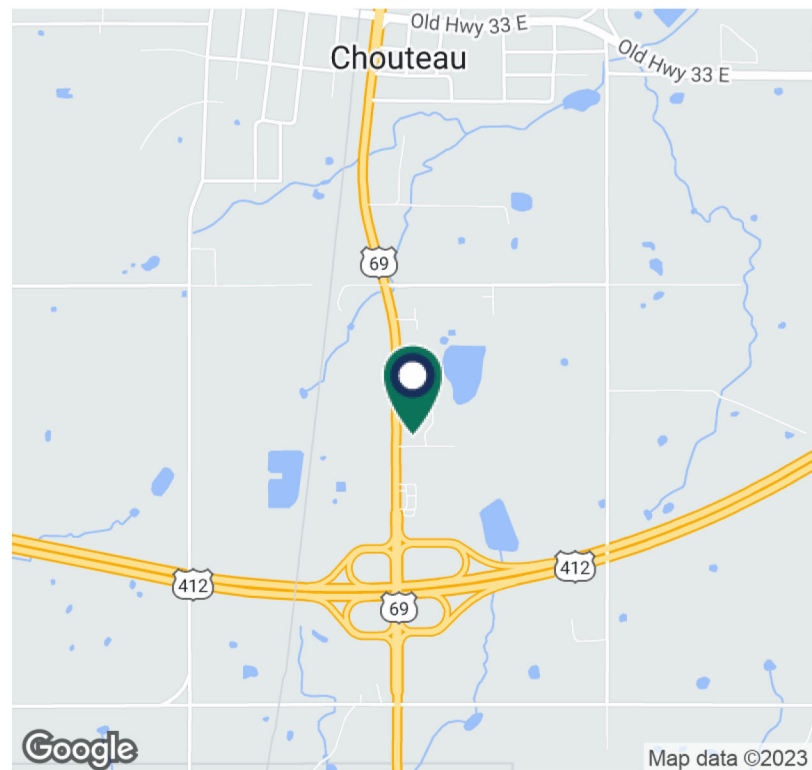
A large pylon accompanies this property.

PROPERTY HIGHLIGHTS

- Utilities to Site
- Pylon signage

OFFERING SUMMARY

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



EV ERNST

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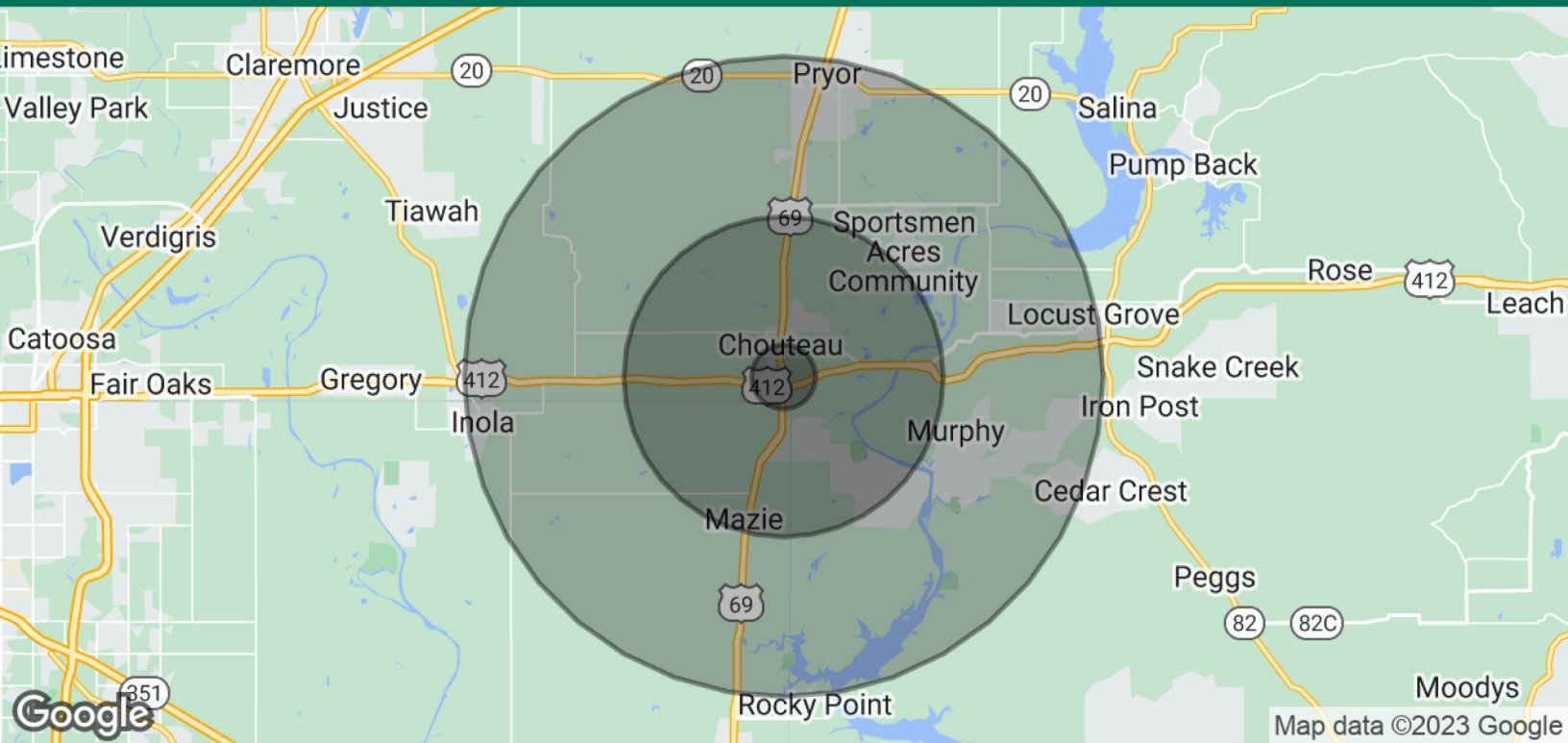
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	321	4,244	24,885
Average Age	42.2	40.0	39.2
Average Age (Male)	37.1	38.3	37.6
Average Age (Female)	51.6	43.2	41.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	155	1,825	11,038
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$51,953	\$51,540	\$53,197
Average House Value	\$92,526	\$120,031	\$125,765

* Demographic data derived from 2020 ACS - US Census

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