



## OFFERING SUMMARY

Sale Price:	\$2,200,000
Building Size:	6,216 SF
Lot Size:	1.217 Acres
Price / SF:	\$353.93
Cap Rate: (Projected)	6.13%
NOI:	\$134,949
Year Built:	1960
Renovated:	2013
Market:	Oklahoma City
Submarket:	Nichols Hills

## PROPERTY OVERVIEW

This 6,216 SF highly visible restaurant building is ideally located near Nichols Hills Plaza and Classen Curve. The building is surrounded by fashionable shops, local eateries, upscale homes, Casady School, Nichols Hills Elementary and major Oklahoma City employers. Trade area neighbors include Classen Curve (Lululemon, Bassett Furniture, Kendra Scott, Athleta, Balliets, Barre 3, Republic, Cafe 501, Upper Crust Wood Fired Pizza), Classen Triangle (Whole Foods, West Elm, Anthropologie, Zoës Kitchen), Nichols Hills Plaza (Trader Joe's, Pops, Coolgreens, Starbucks, Organic Squeeze), Chesapeake Energy Corporation, MidFirst Bank, and many more.

## PROPERTY HIGHLIGHTS

- Single Tenant Restaurant
- Includes a 32,025 SF (MOL) parking lot
- Parking ratios 14 per 1000
- Located in Nichols Hills
- Traffic Counts: Western - 19,603 cpd NW 63rd - 14,325 cpd
- Multiple Retailers in the area
- Located less than half a mile from new Ellison Hotel and Event Center
- Located 1 mile from Interstate 77 & Interstate 44

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# Former Hideaway Pizza

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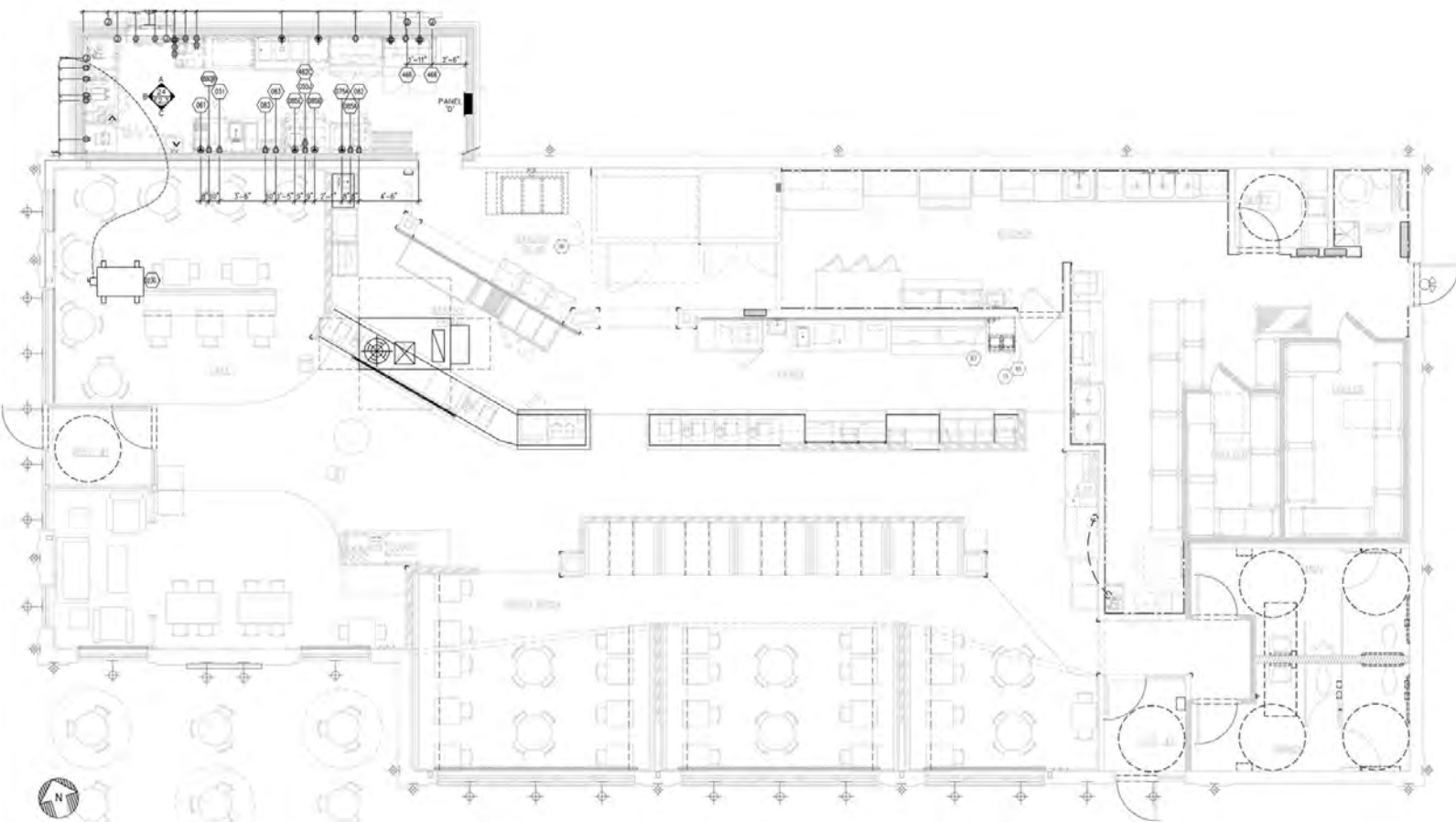
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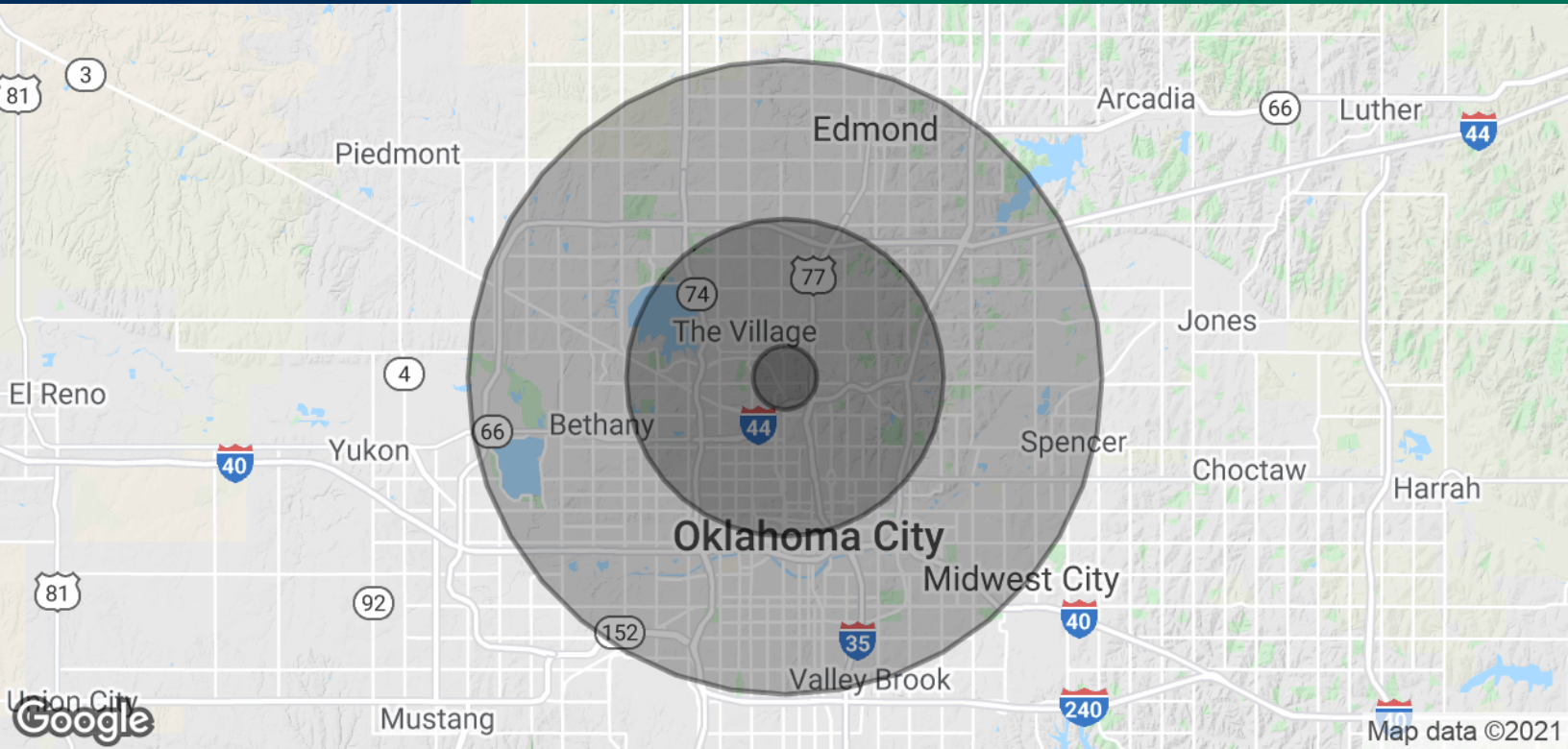
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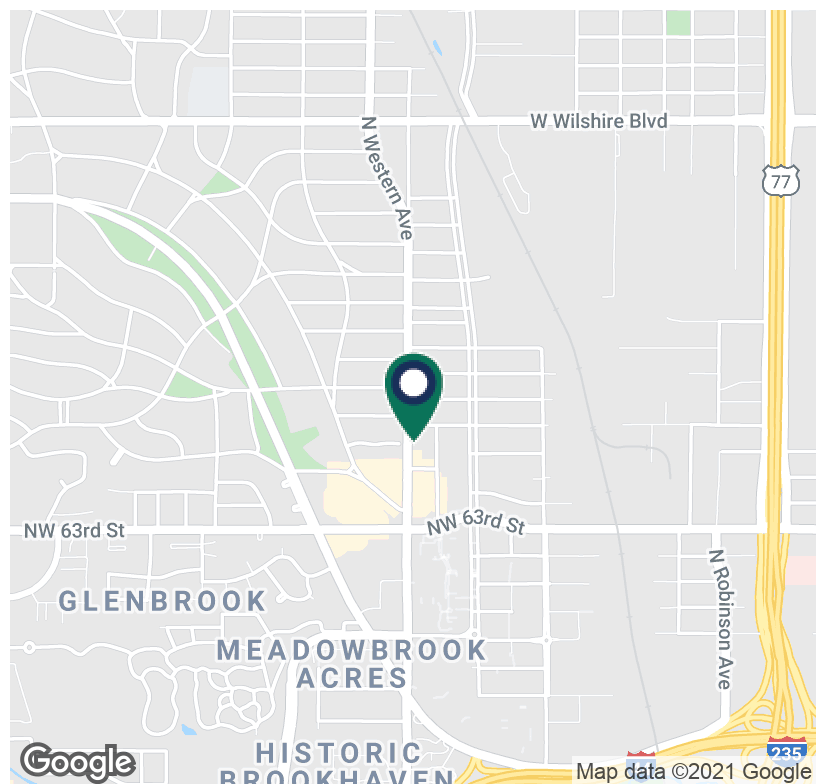
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,028	186,017	641,298
Average age	42.2	35.9	34.5
Average age (Male)	39.2	34.0	33.4
Average age (Female)	43.9	37.1	35.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,225	82,628	258,007
# of persons per HH	2.3	2.3	2.5
Average HH income	\$122,309	\$59,047	\$59,397
Average house value	\$356,349	\$176,317	\$156,503

\* Demographic data derived from 2010 US Census



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