



OFFERING SUMMARY

Sale Price:	\$295,000
Building Size:	1,196 SF
Lot Size:	0.48 Acres
Price / SF:	\$246.66
Year Built:	1995
Renovated:	2002

PROPERTY OVERVIEW

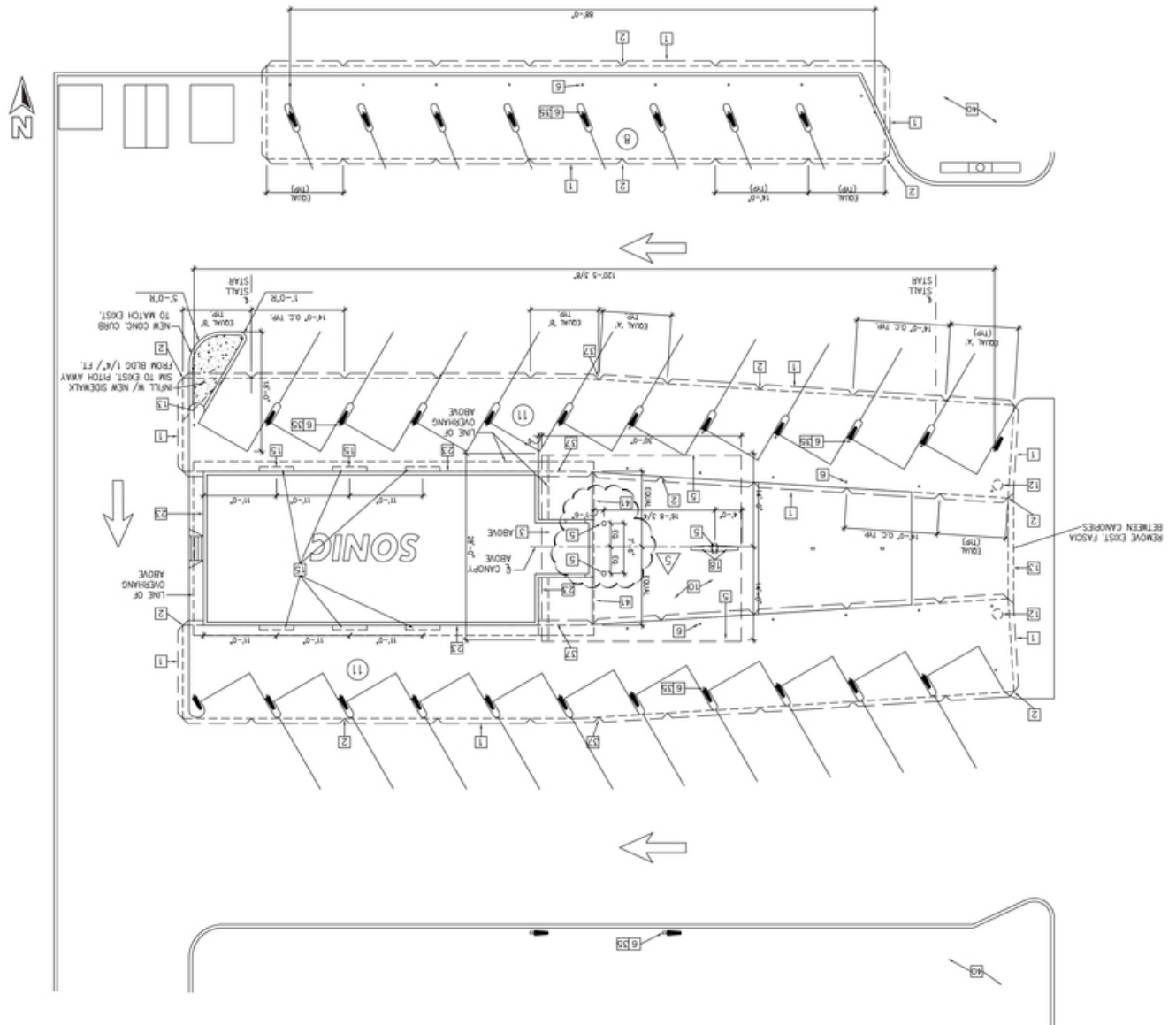
This Property is ideal for a fast food or QSR concept with immediate access to Interstate 244 on the north boundary of the property.

The property is less than 2 miles from the Blue Dome District of downtown Tulsa featuring a number of restaurant, bars and entertainment venues.

Prominent pylon signage.

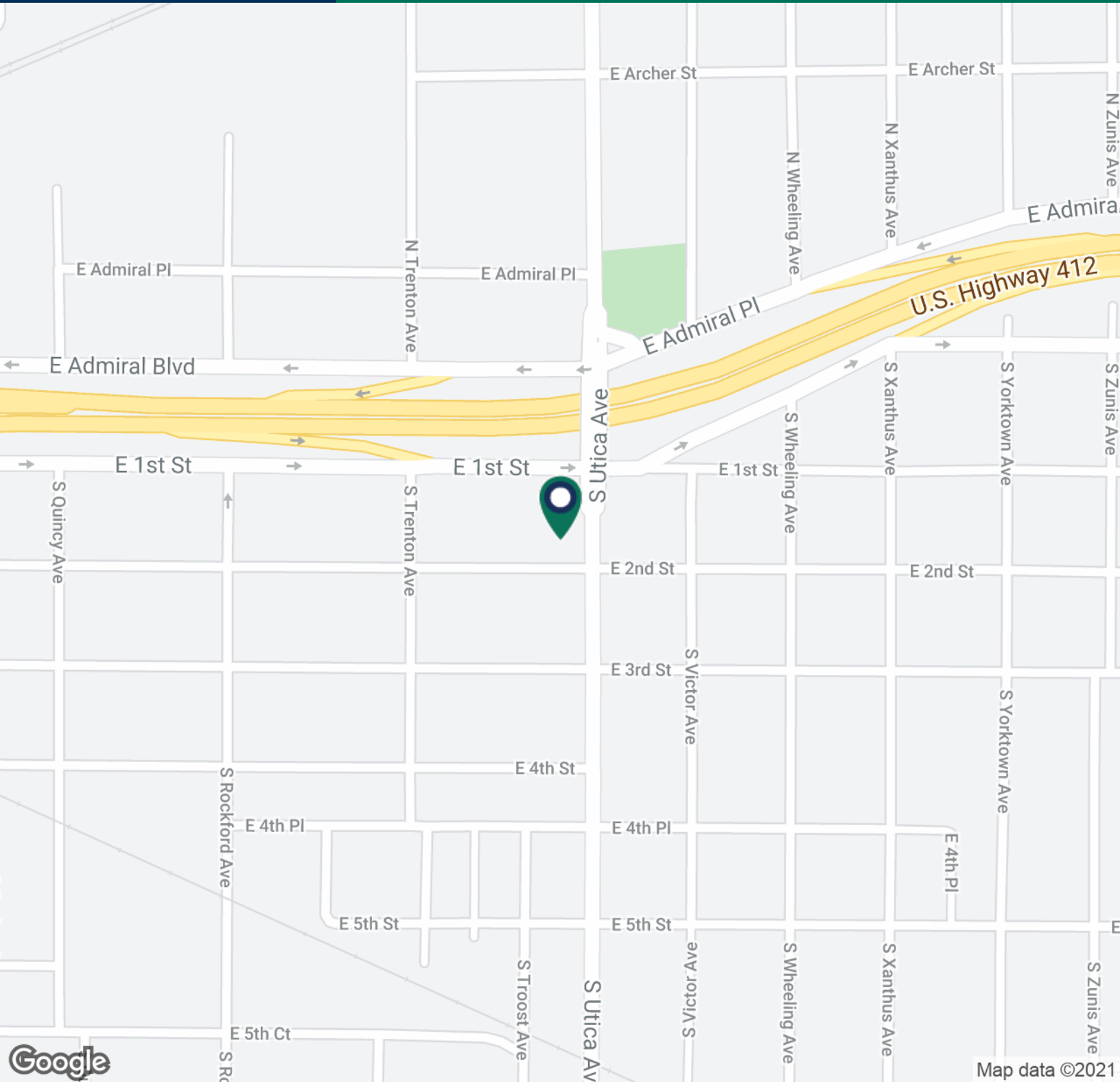


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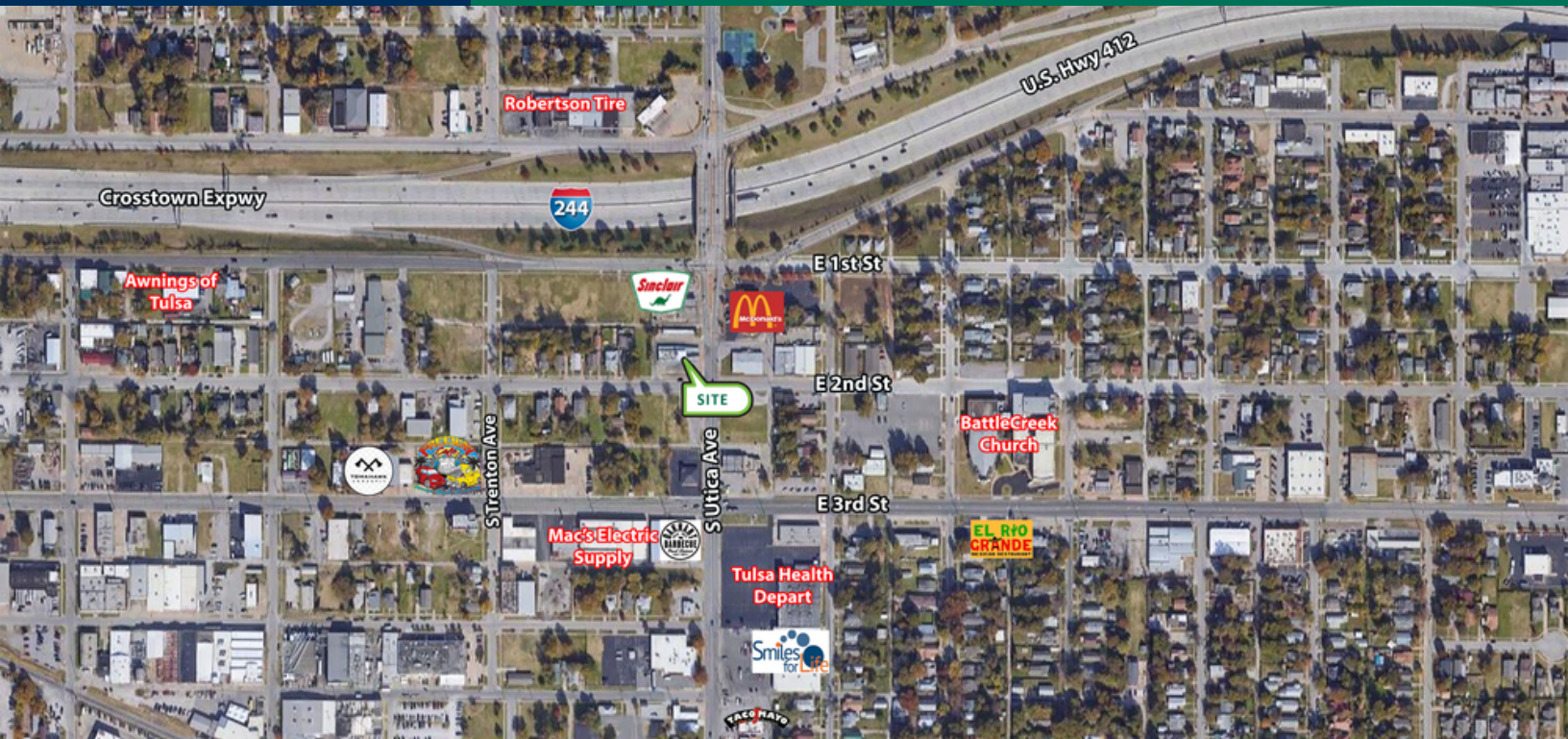


Former Sonic | For Sale

120 S Utica Ave, Tulsa, OK 74104



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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,619	86,602	183,656
Average age	31.2	35.6	36.0
Average age (Male)	31.5	34.5	34.4
Average age (Female)	30.6	36.3	37.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,440	37,832	79,868
# of persons per HH	2.5	2.3	2.3
Average HH income	\$34,699	\$57,741	\$55,573
Average house value	\$107,278	\$245,697	\$180,746

* Demographic data derived from 2010 US Census