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TO VIEW DRONE
PREVIEW



NAISullivan Group

Retail/Restaurant
For Sale or Lease

2,298 SF & 0.62 Acres MOL

Sales Price: \$329,000
(\$143.17/SF)

Lease Price: \$14.50/SF
Modified Gross



1125 N. Midwest Boulevard

Midwest City, Oklahoma 73110

PROPERTY HIGHLIGHTS

- Sales Price Includes Business & Inventory
 - (14) Refrigerated Walk-In Coolers
 - Dishwashing Sink & Storage Area
 - Vented for Stove/Fryer Station
 - Janitorial/Storage Area
 - Mop Bay
 - Office/Breakroom
 - 2 ADA Restrooms
 - Optional Inventory (Not Included in Lease but Negotiable)
- Pylon Signage
- Drive Thru Window & Ample Parking
- Currently Operating as a Convenient Store, Originally Built as a KFC
- Landlord pays taxes, building insurance and building maintenance
- Tenant responsible for all utilities, telecommunications, general liability insurance, janitorial & exterior maintenance



TOTAL SF	2,298 SF MOL
LAND IN ACRES	0.62 ACRES MOL
ZONING	C-3
BUILT	1975
PARKING RATIO	8.75/1,000

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LOCATION HIGHLIGHTS

- Conveniently Located off N.E. 10th & Midwest Boulevard Intersection with High Traffic Volume Daily
- Close Proximity to Highway I-40
- Surrounded by Residential & Multi-Family Properties, Currently Shopping in Store

DEMOGRAPHICS

Population		
1 Mile: 11,788	3 Mile: 53,736	5 Mile: 11,167
Average Household Income		
1 Mile: \$41,918	3 Mile: \$44,186	5 Mile: \$47,996
Total Households		
1 Mile: 4,992	3 Mile: 22,571	5 Mile: 44,498



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