

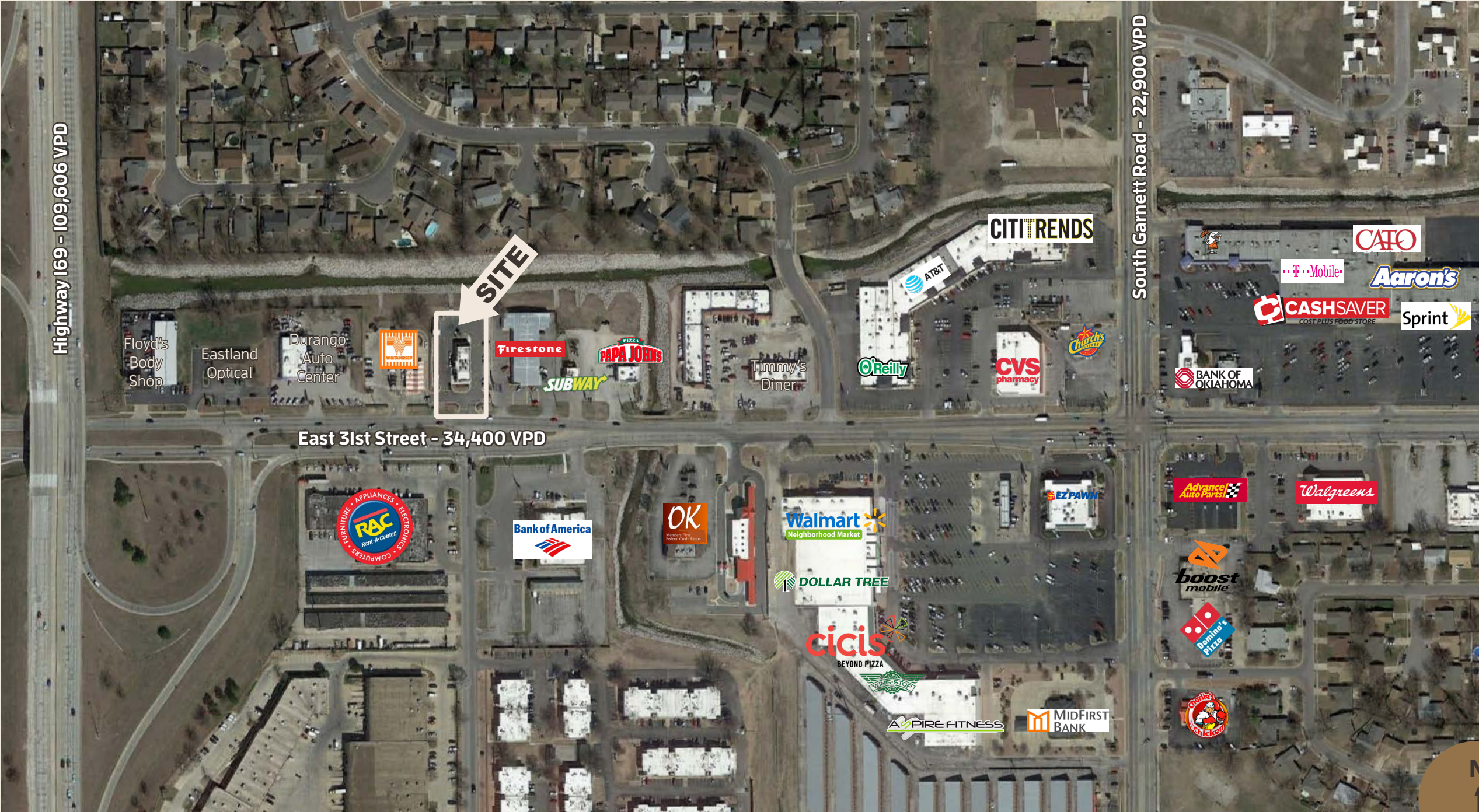


## Restaurant Available

### Property Highlights

- ±2,664-SF freestanding restaurant with drive thru built in 2015 on a 0.79-acre site
- Located near the primary retail intersection serving East Tulsa, with easy access to Highway I69 and the Broken Arrow Expressway
- Full access to the site from 31st Street at signalized light with dedicated left turn lane
- Furniture, fixtures and equipment are negotiable
- Neighboring retail and restaurants includes Walmart Neighborhood Market, Dollar Tree, Cato Fashions, Whataburger, Subway, Bank of America and various national and local users

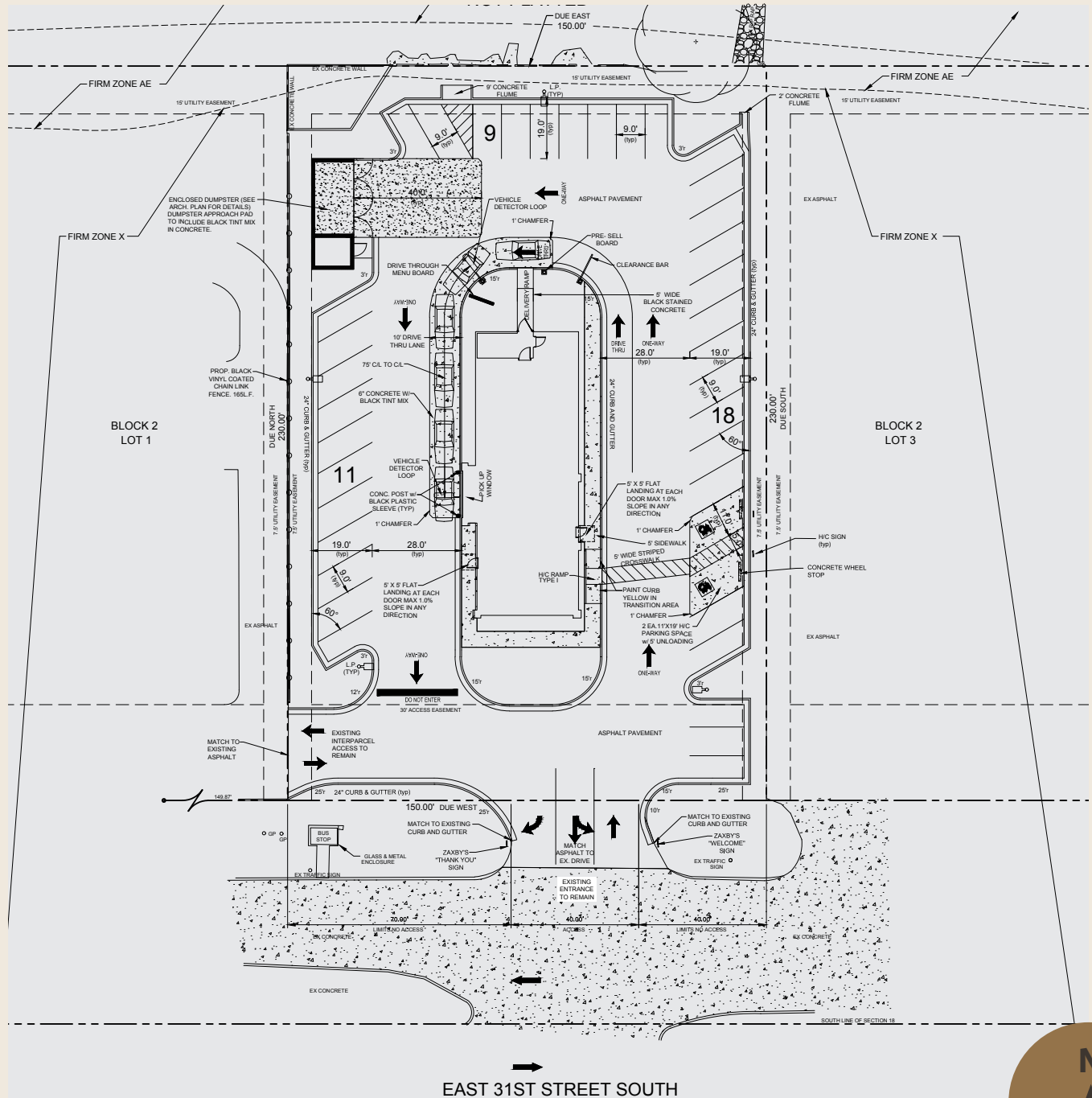




Demographics

Distance	Average Household Income	Population	Daytime Employees
1 Mile .....	\$52,006 .....	17,925 .....	3,524 .....
3 Miles.....	\$54,382 .....	89,111 .....	63,995 .....
5 Miles.....	\$63,835 .....	200,829 .....	152,737 .....





## Contact

Caitlin Shores, CCIM  
+1 918.688.4040  
caitlin@wscommercial.co

Lindsey Warren  
+1 918.946.6791  
lindsey@wscommercial.co