

RETAIL SPACE FOR SALE AND FOR LEASE

2035 S MERIDIAN AVE

2035 S Meridian Ave, Oklahoma City, OK
73108

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Property Summary



PROPERTY DESCRIPTION

4,833 SF second-generation restaurant space available for lease. The building sits on a large lot with ample surface parking and prominent pylon signage along one of OKC's most heavily trafficked retail corridors. The space comes with existing restaurant infrastructure, making it well-suited for a full-service, fast casual, or QSR concept looking to minimize build-out costs and time to open.

PROPERTY HIGHLIGHTS

- 2nd Generation Restaurant Space — Equipment negotiable
- High-Traffic Corridor — Over 25,000 VPD along S Meridian Ave with excellent visibility and pylon signage
- Airport-Driven Demand — Positioned between Will Rogers World Airport and Downtown OKC, capturing strong regional and traveler traffic
- Hotel Density — Surrounded by multiple national hotel flags, providing a built-in, recurring customer base
- 2023 Major renovation - All electrical, Plumbing, and HVAC

OFFERING SUMMARY

Lease Rate:	\$16.50 SF/yr (NNN)
Available SF:	4,833 SF
Lot Size:	23,087 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,135	14,670	71,414
Total Population	2,752	40,498	192,385
Average HH Income	\$77,523	\$52,507	\$65,391

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Additional Photos

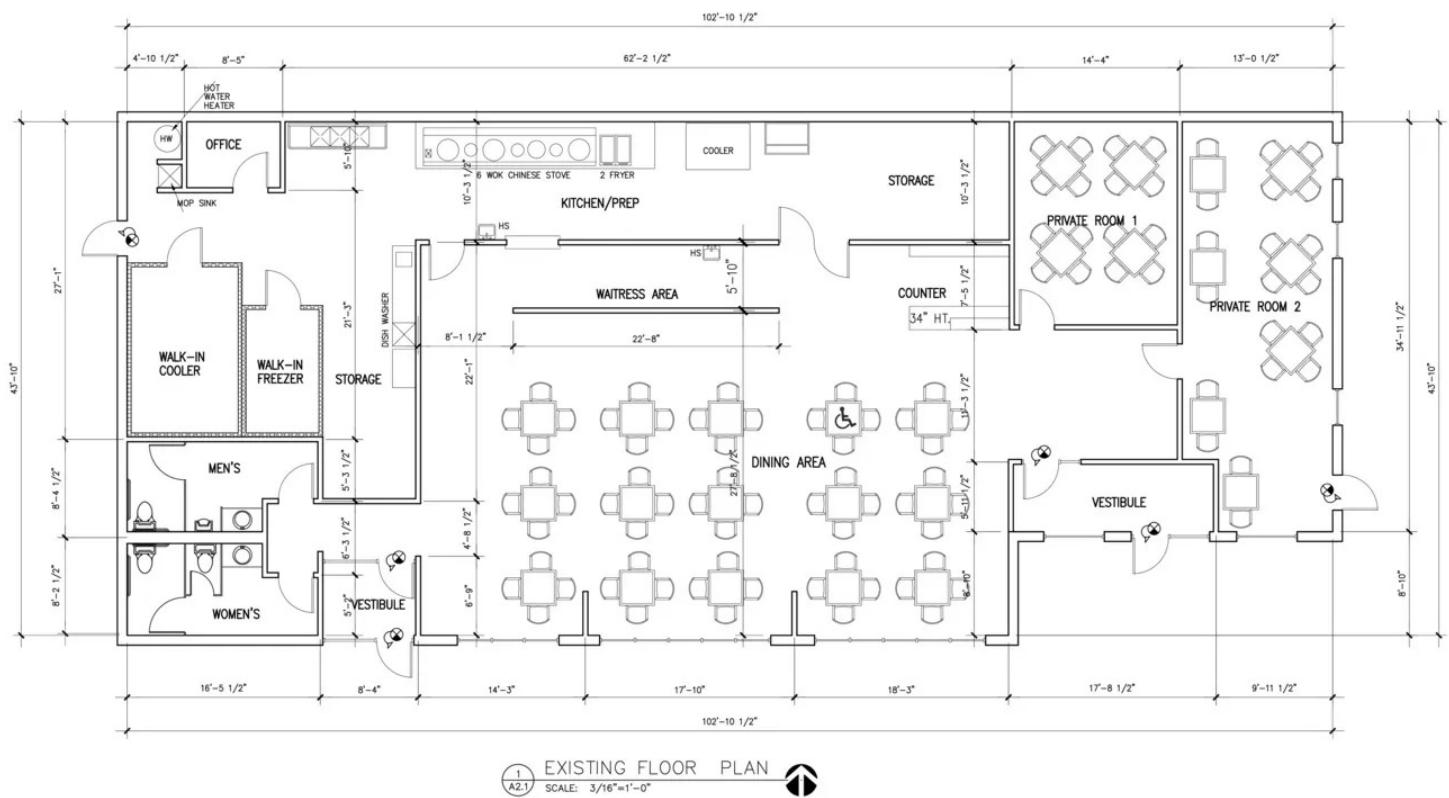


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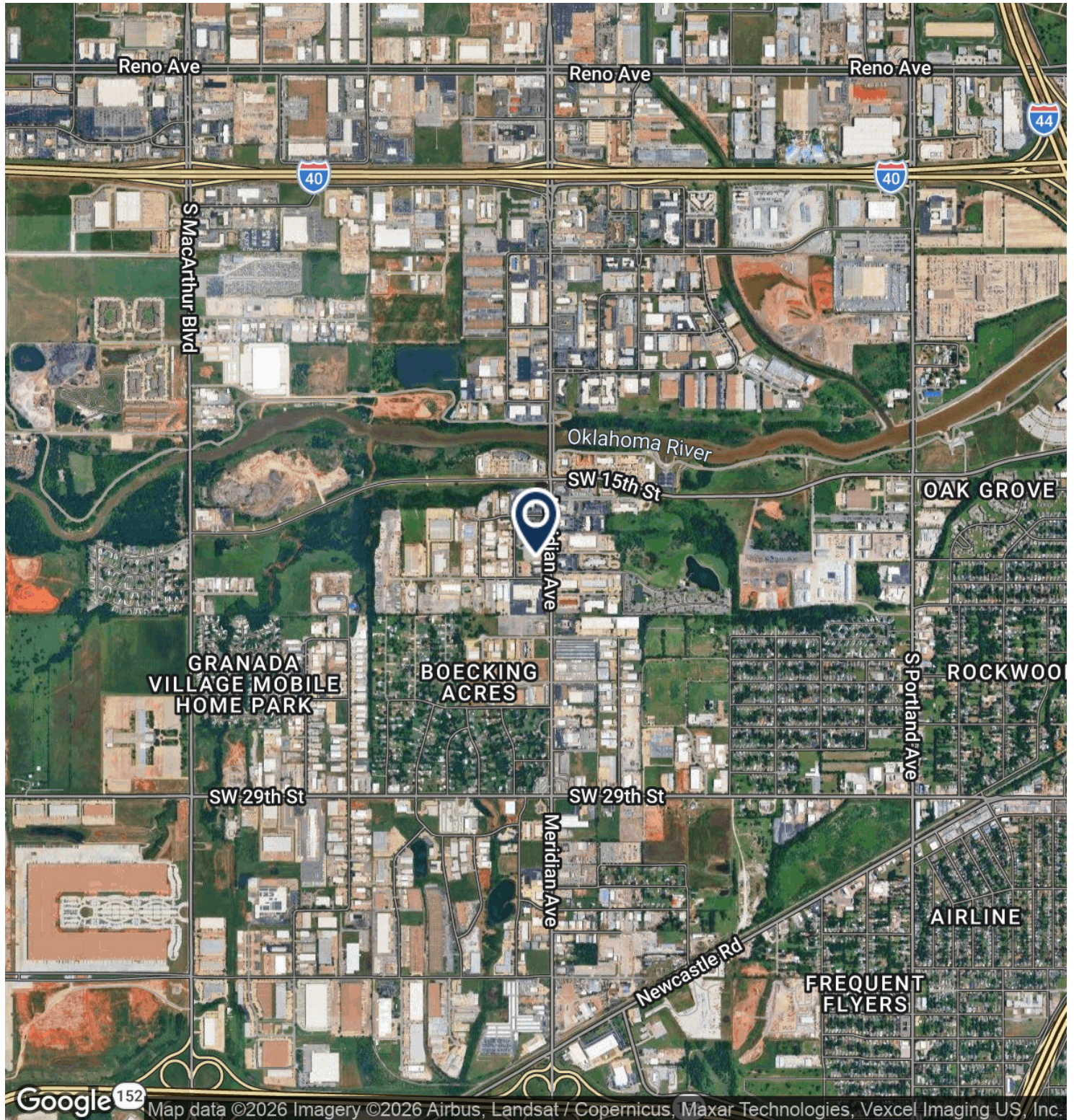
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Floor Plans



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Location Map

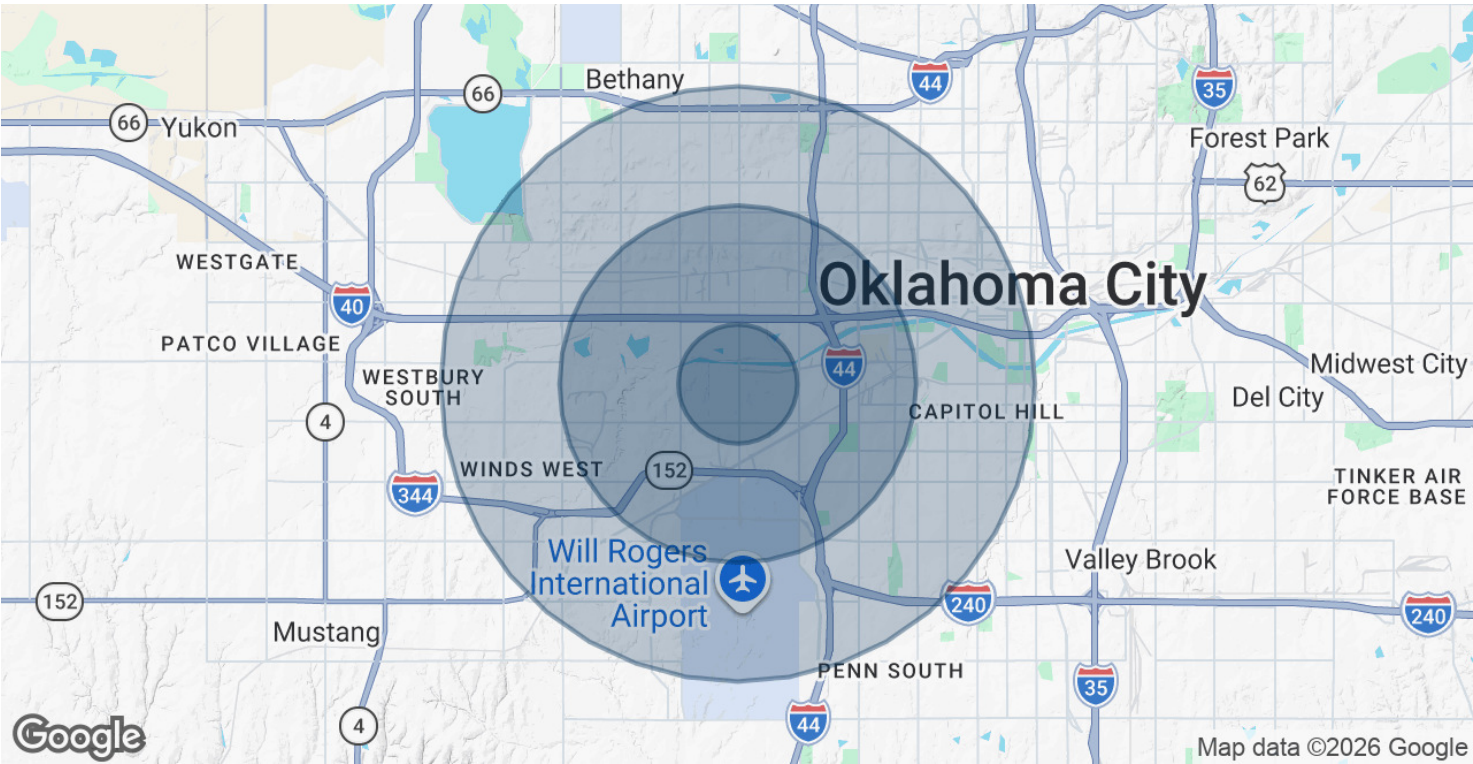


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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,752	40,498	192,385
Average Age	36	34	36
Average Age (Male)	36	34	35
Average Age (Female)	37	35	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,135	14,670	71,414
# of Persons per HH	2.4	2.8	2.7
Average HH Income	\$77,523	\$52,507	\$65,391
Average House Value	\$99,940	\$118,087	\$177,666

2020 American Community Survey (ACS)

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