

FOR SALE OR LEASE

RESTAURANT FOR SALE OR LEASE

3845 N. LINCOLN BLVD, OKLAHOMA CITY, OK
73105



BANTA

Property Group

BANTA PROPERTY GROUP, LLC

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OFFERING SUMMARY

Sale Price:	\$500,000
Lease Rate:	N/A
Building Size:	3,080 SF
Available SF:	Fully Leased
Lot Size:	0.89 Acres
Year Built:	1970
Zoning:	C-3

PROPERTY OVERVIEW

Hunan Garden Express has been operating at this location for over 25 years. All existing FF&E is included in the lease price. Great opportunity to build on a solid location. The building is conveniently located on the corner of NW 38th and Lincoln Blvd which is a short distance from the Oklahoma State Capitol Building.

PROPERTY HIGHLIGHTS

- Corner location
- High traffic corridor with over 20,000 VPD
- Located near the Oklahoma State Capitol

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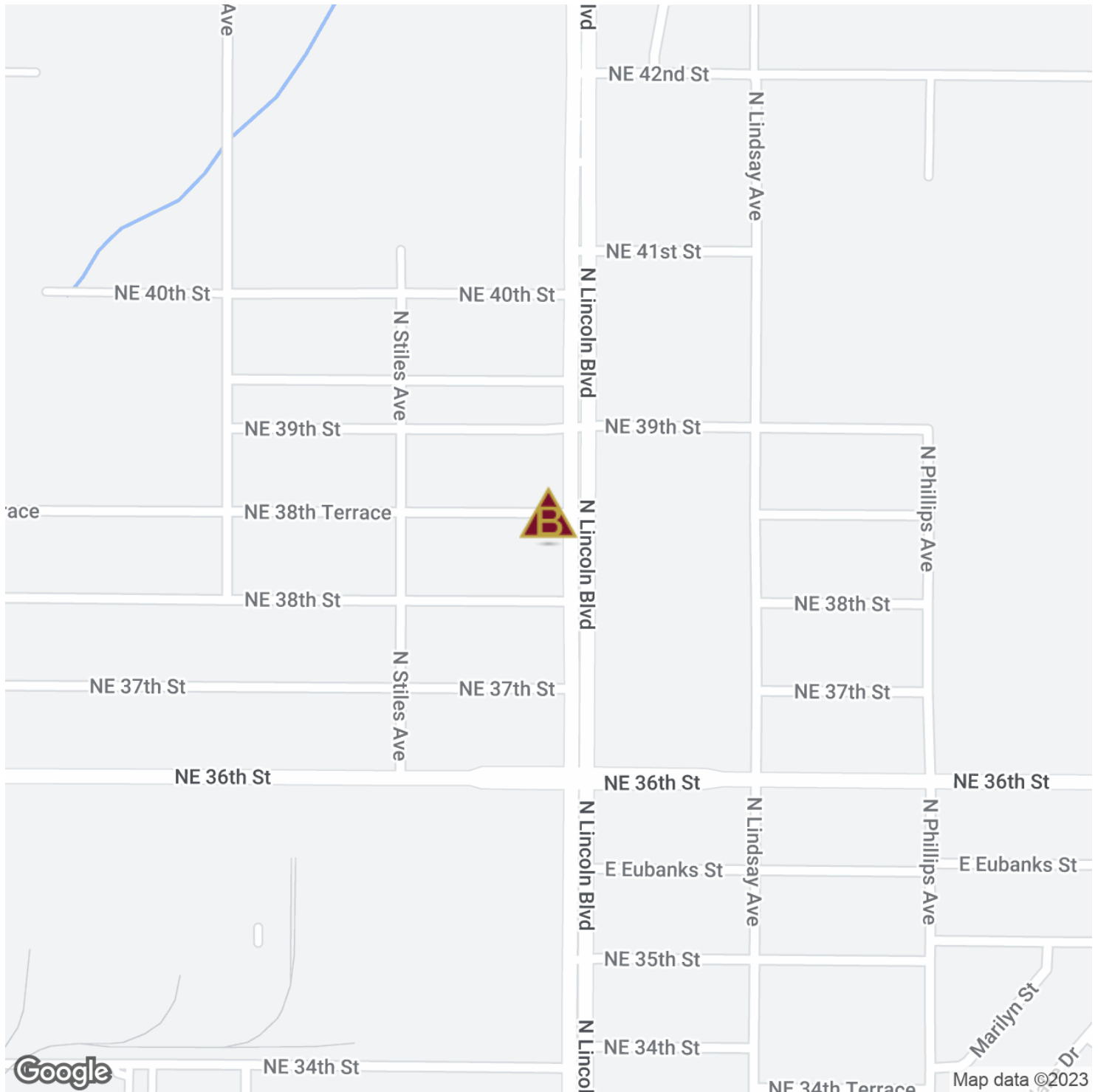
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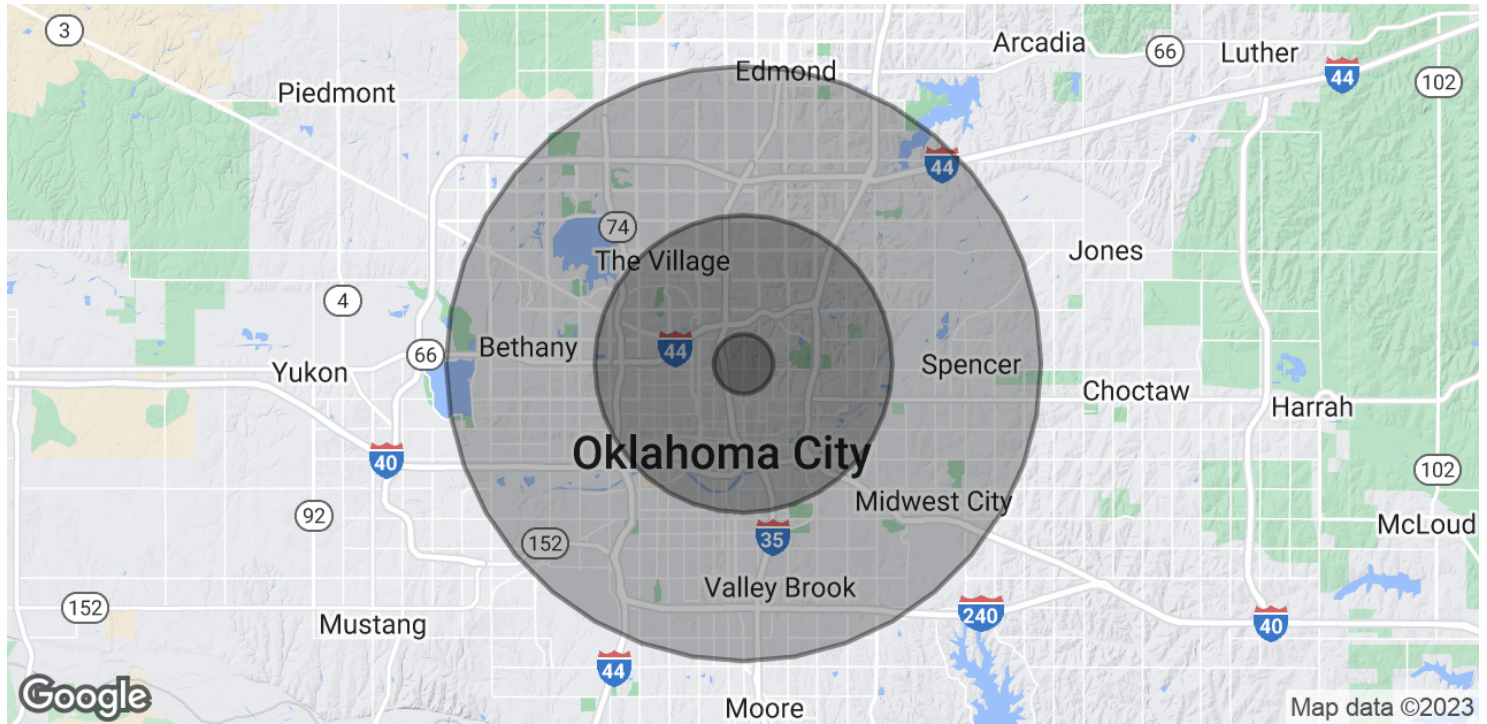
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,785	145,845	640,369
Average age	38.3	35.9	34.2
Average age (Male)	37.2	34.6	33.2
Average age (Female)	41.1	36.7	35.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,109	61,251	259,475
# of persons per HH	2.3	2.4	2.5
Average HH income	\$50,073	\$54,965	\$55,532
Average house value	\$121,547	\$191,318	\$145,495

* Demographic data derived from 2020 ACS - US Census

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