

# RETAIL SPACE FOR SALE/LEASE

7004 S I-35 Service Rd

# WIGGIN

PROPERTIES, LLC



<b>Property Type:</b>	Retail/Restaurant
<b>Size:</b>	11,575 SF
<b>Price:</b>	Sale:\$1,200,000 Lease rate: \$12/SF
<b>Parking:</b>	166 spaces
<b>Highlights:</b>	<ul style="list-style-type: none"><li>• Price includes all existing kitchen equipment</li><li>• Seats 298</li><li>• Neighbors Crossroads Mall</li><li>• Frontage on I-35</li><li>• Interstate pole sign</li></ul>
<b>Traffic Counts:</b>	I-35- 88,400 I-240- 96,200
<b>Demographics:</b>	<b>3 Miles 5 Miles</b>
2010 Total Population	67,702 220,529
Average Household Income	\$47,057 \$52,890



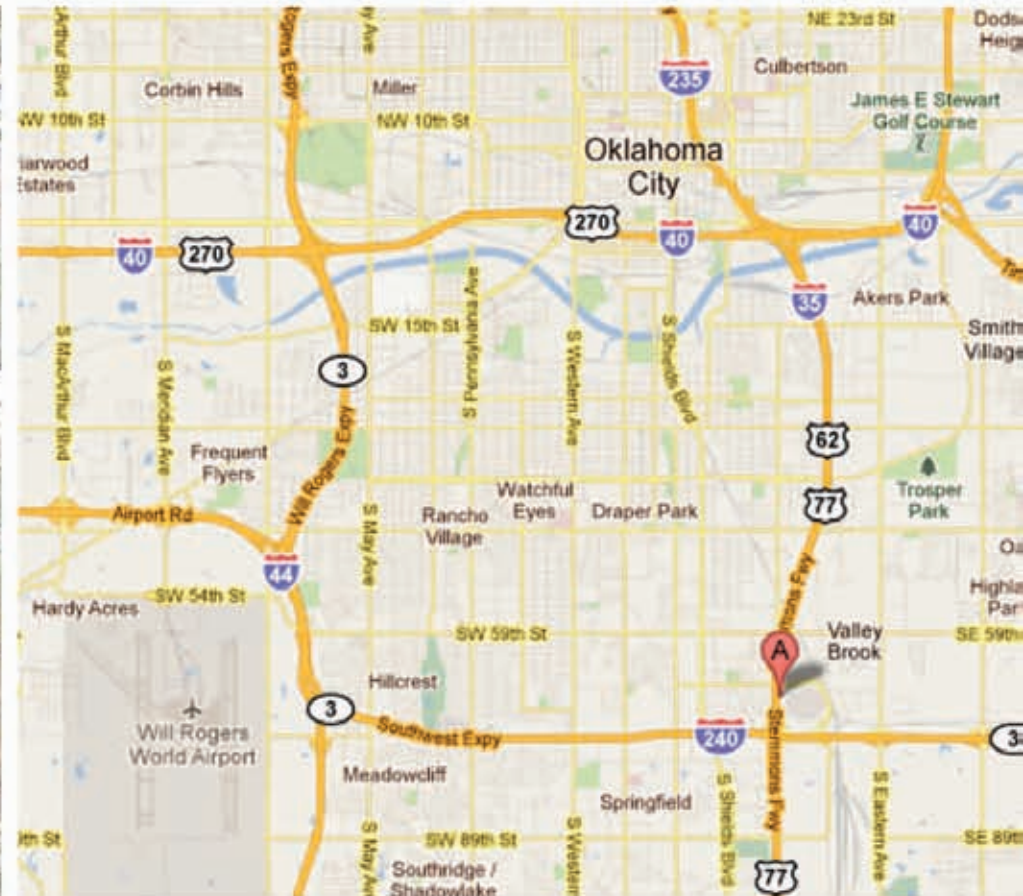
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## Location:

This former sports grill is located along I-35 and just north of I-240 in south Oklahoma City. It is within 5 miles of Tinker Air Force Base, Downtown Oklahoma City and Will Rogers World Airport. With a traffic count of over 88,000 the visibility from I-35 of the property and pole sign creates an amazing opportunity for any restaurant.

## Additional Information:

[www.wigginprop.com](http://www.wigginprop.com)

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