



5801 & 5805 N.W. 50th Street

Warr Acres, Oklahoma 73122

PROPERTY HIGHLIGHTS

- Multi-Tenant Restaurant Themed Retail Centers
- Hard Corner of Grove & N.W. 50th Street
- Highly Visible Warr Acres Street Corner with Prominent Signage for Tenants
- Restaurant Space Available in Same Center as the famed El Pollo Chulo Restaurant
- Restaurant Equipment is Included in Lease (5805-C Only)
- Ideal Spot for Seafood Cafe, Internet Cafe, Yogurt Bar, Donuts & Insurance/CPA
- New & Recent Construction offering Long-Term Rental Income for Years
- Lease Income Includes Apartment above El Corral Burgers

SUITES AVAILABLE

- 5801-B: 750 SF \$12.00/SF NNN
- 5805-C: 3,000 SF \$10.00/SF NNN (Includes Equipment)



TOTAL SF	12,200 SF MOL
LAND IN ACRES	1.4781 MOL
ZONING	C-3
GENERAL USE	Retail
VACANT SF	3,750 SF MOL

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DEMOGRAPHICS

Population

1 Mile:	3 Mile:	5 Mile:
13,557	96,813	210,572

Average Household Income

1 Mile:	3 Mile:	5 Mile:
\$39,289	\$39,041	\$43,442

Total Households

1 Mile:	3 Mile:	5 Mile:
5,605	41,158	90,091

LOCATION HIGHLIGHTS

- Dimensions: 156' x 151' & 205' x 195'
- Frontage: 361' on N.W. 50th Street & 151' on Grove Avenue
- Directly across from Apartment living & St. Charles Borromeo Catholic Church
- 1/4 Mile from Putnam City High School
- 1/2 Mile from famed Dolese Park & Northwest Optimist Sports Facilities
- In the Heart of Warr Acres City Limits
- Part of Warr Acres "Restaurant Row"

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