

# FOR SALE: Freestanding Building

1750 OK-66, Claremore, OK

918-481-8888

www.walmancommercial.com



## HWY 66 FRONTAGE

- ◆ 3,200 SF Freestanding Restaurant Building
- ◆ Prime retail site on HWY 66
- ◆ Located in the retail hub of Claremore
- ◆ Billboard on site
- ◆ Possible scrape and rebuild opportunity
- ◆ Trade area features Walmart, Lowes, McDonalds, Rib Crib BBQ, Hampton Inn, Holiday Inn and many other Hotels and Restaurants.



### DEMOGRAPHICS

MILE RADIUS	3 MI	5 MI	10 MI
Population:	23,102	32,197	64,772
Households:	8,847	12,451	23,413
Avg. H.H. Income:	\$64,189	\$69,301	\$78,253

Traffic Counts: : Lynn Riggs Blvd. - 46,380 cpd



7060 S. Yale Ave.  
Suite 900  
Tulsa, OK 74136  
Tel: 918.481.8888  
Fax: 918.481.8866

All statements herein are for informational purposes only and are believed to be reliable; however, no warranty or representation is made to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.



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