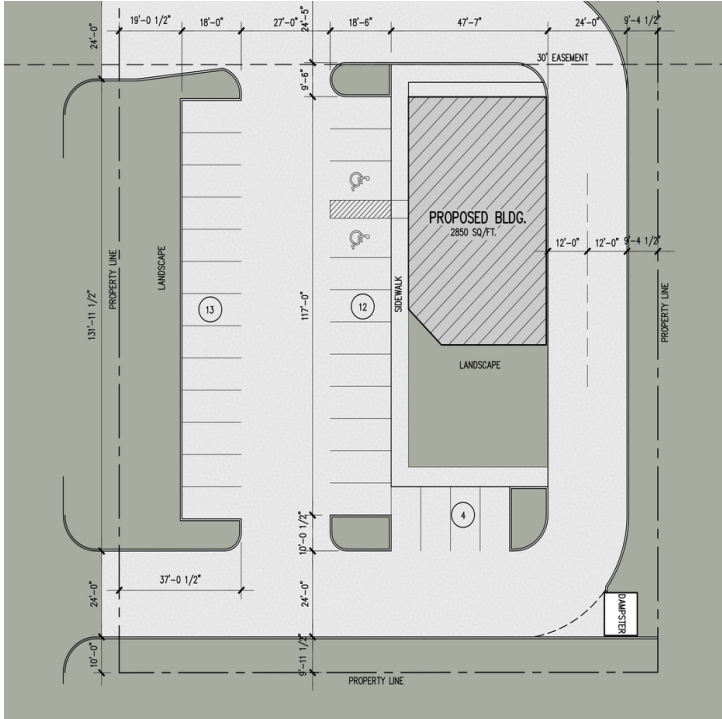


EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	2,850 SF
Lease Rate:	Negotiable
Lot Size:	0.75 Acres
Zoning:	C-3
Market:	OKC Metro
Submarket:	Edmond

PROPERTY OVERVIEW

Developer will consider a Ground Lease or Build To Suit

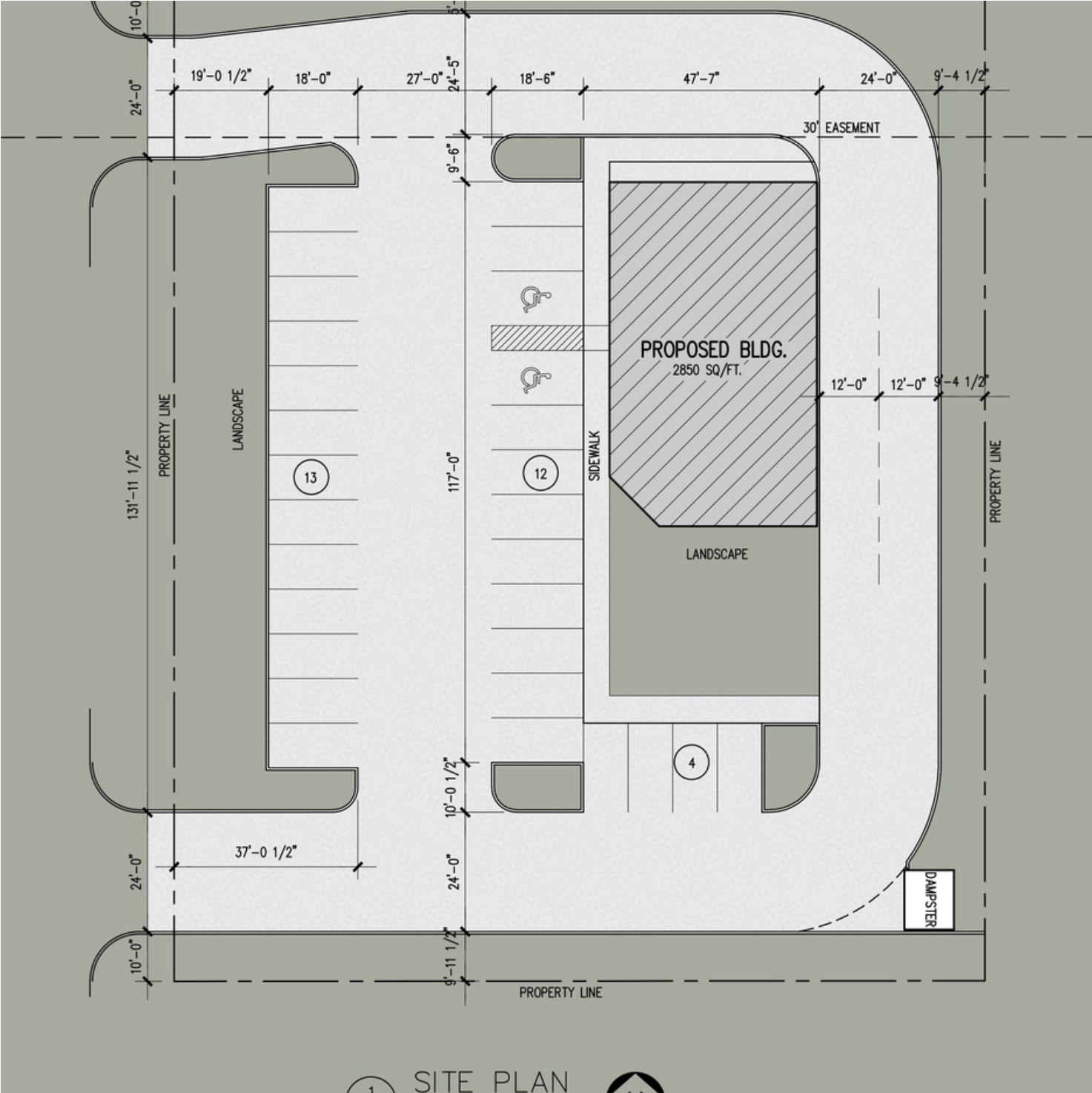
PROPERTY HIGHLIGHTS

- Build To Suit
- +/- 2,850 s.f.
- Drive-Thru
- Close to Oklahoma Christian University
- Quick access to I-35, John Kilpatrick Turnpike and Broadway Extension

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SITE PLAN



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RESTAURANT GROUND LEASE OR BUILD TO SUIT
13724 N. BRYANT AVE. | OKLAHOMA CITY, OK 73013



AERIAL MAP



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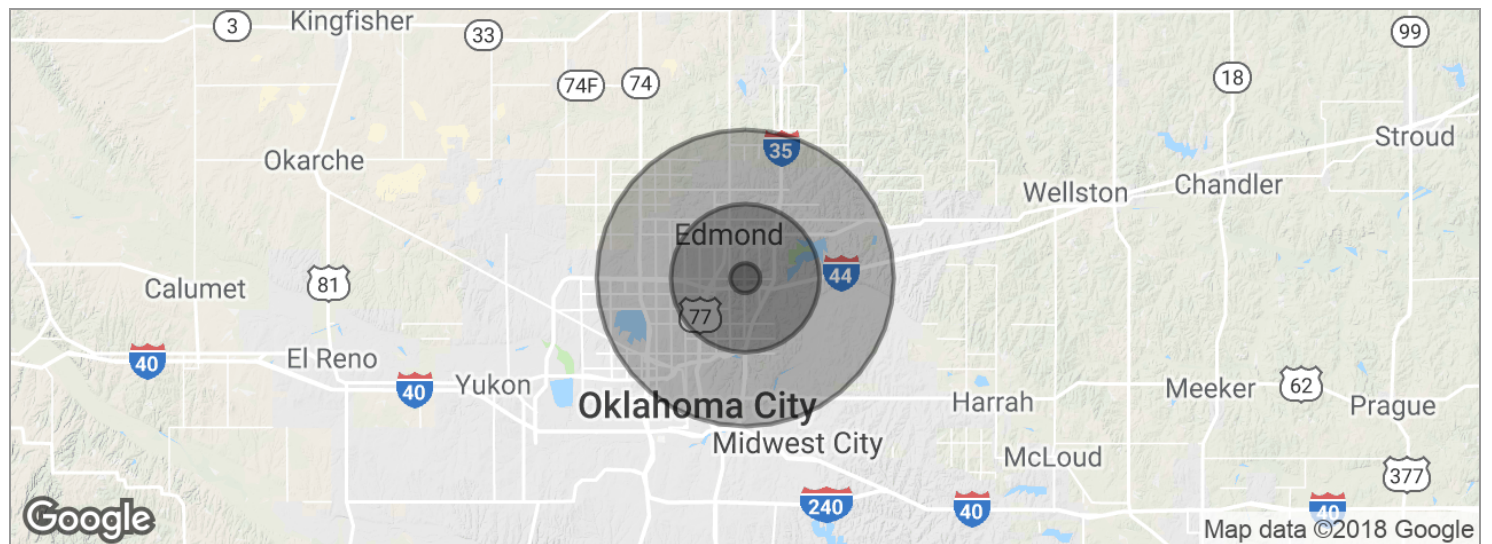
LOCATION MAPS



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DEMOGRAPHICS MAP



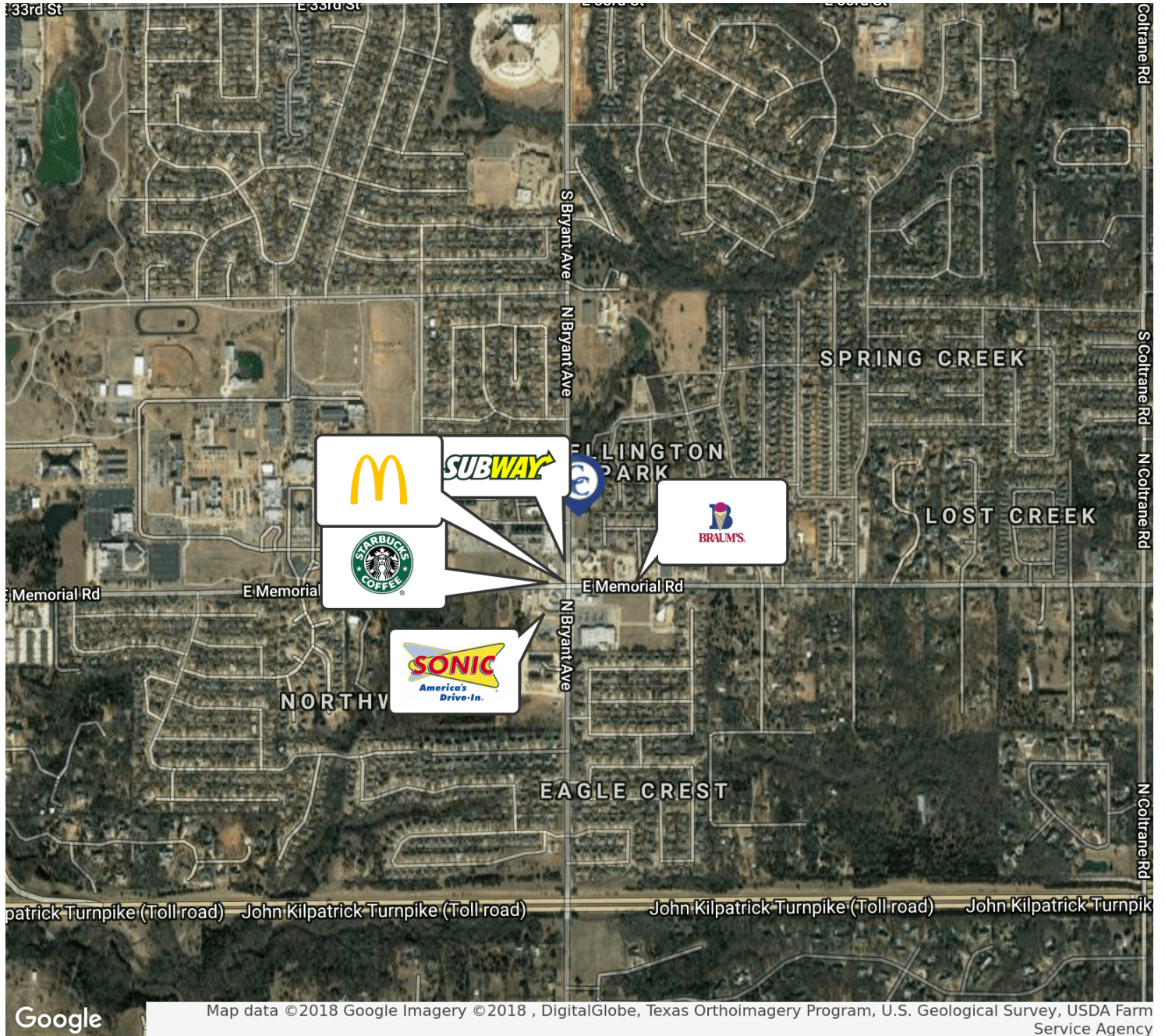
POPULATION	1 MILE	5 MILES	10 MILES
Total population	5,112	96,319	323,680
Median age	30.6	33.4	36.1
Median age (Male)	30.1	31.4	34.6
Median age (Female)	31.1	35.2	37.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,816	36,892	134,835
# of persons per HH	2.8	2.6	2.4
Average HH income	\$84,299	\$81,723	\$78,090
Average house value	\$288,666	\$211,223	\$222,844

** Demographic data derived from 2010 US Census*

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RETAILER MAP



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