

CANADIAN SQUARE - PAD SITE AVAILABLE

1637 OK-66 EL RENO, OK 73036

SHOP ^{COS.}



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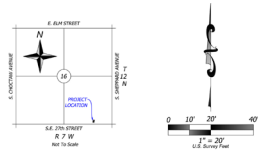
Cale Myers / CMYERS@SHOPCOMPANIES.COM / 405-806-7610

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

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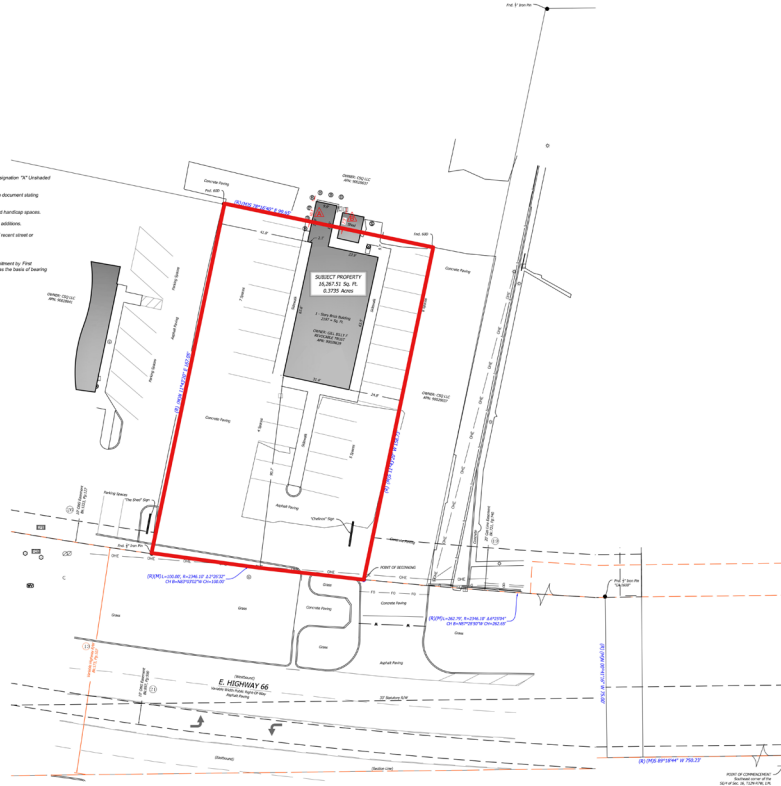
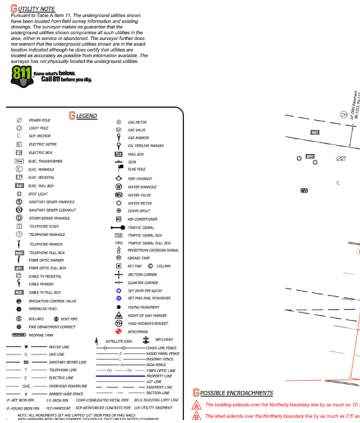
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ALTA/NSPS LAND TITLE SURVEY OF 1637 E. HIGHWAY 66, EL RENO, OKLAHOMA 73036 CANADIAN COUNTY

- GENERAL NOTES**
1. Pursuant to Table A Item 1, Said depicted property is, by graphical setting only, located within an area having a Zone Designation "1" Unsurveyed by ALTA/NSPS Land Title Survey. (ALTA/NSPS Land Title Survey 10/1/2018, dated 10/1/2018).
 2. The Property does not have direct or indirect access to a dedicated public street. The easement was not provided or found a document stating otherwise.
 3. Pursuant to Table A Item 1, The size number of depicted parking spaces on the subject property is 25, including 1 designated handicapped space.
 4. Pursuant to Table A Item 10, There is no observed evidence of current earth moving work, building construction or building additions.
 5. There are no proposed changes in street right of way lines to the best of my knowledge. There is no observed evidence of recent street or sidewalk construction projects.
 6. There is no observed evidence of site use as a solid waste dump, junk or storage yard.
 7. An unrecorded plat of 1637 E. Highway 66, El Reno, Oklahoma, was recorded by the Oklahoma State Surveyor General, The Commission by First American Title Insurance Company, Commission # 2045873-0000 with an effective date of August 15, 2020, was used as the basis of bearing for this survey.
 8. All end of measurements are US Survey Feet (USF).
 9. All other information shown herein was obtained from the County's approved web site.
 10. Pursuant to Table A Item 10, There are no proposed or pending road work projects in adjoining properties.



DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	1,393	15,173	18,118
Avg. HH Income	\$86,184	\$71,846	\$75,457
Total Housing Units	560	5,830	6,468
Daytime Population	2,616	15,528	18,000
Medium Home Value	\$231,061	\$204,401	\$223,048

PROJECT SCOPE

Pad site available in El Reno, Oklahoma. The site benefits from its location at the intersection of two major Oklahoma thoroughfares, Interstate 40 & US Route 66. Canadian Square is positioned only about 20 miles from the Oklahoma City Metro, and offers an average household income of over \$86,000 in a 1-mile radius. Surrounded by retail such as, Domino Gas Station, Braum's and Wendy's. In addition to great highway access and visibility, Interstate 40 sees over 47,000 vehicles per day.

PRICING

- Call for rates

DETAILS

- Pad Site Available
- Retail and Restaurant Opportunities
- ± 16,267 SF, 0.37 AC

TRAFFIC COUNTS

o US Route 66	13,362 VPD-25
o Interstate 40	47,248 VPD-25

AREA RETAILERS



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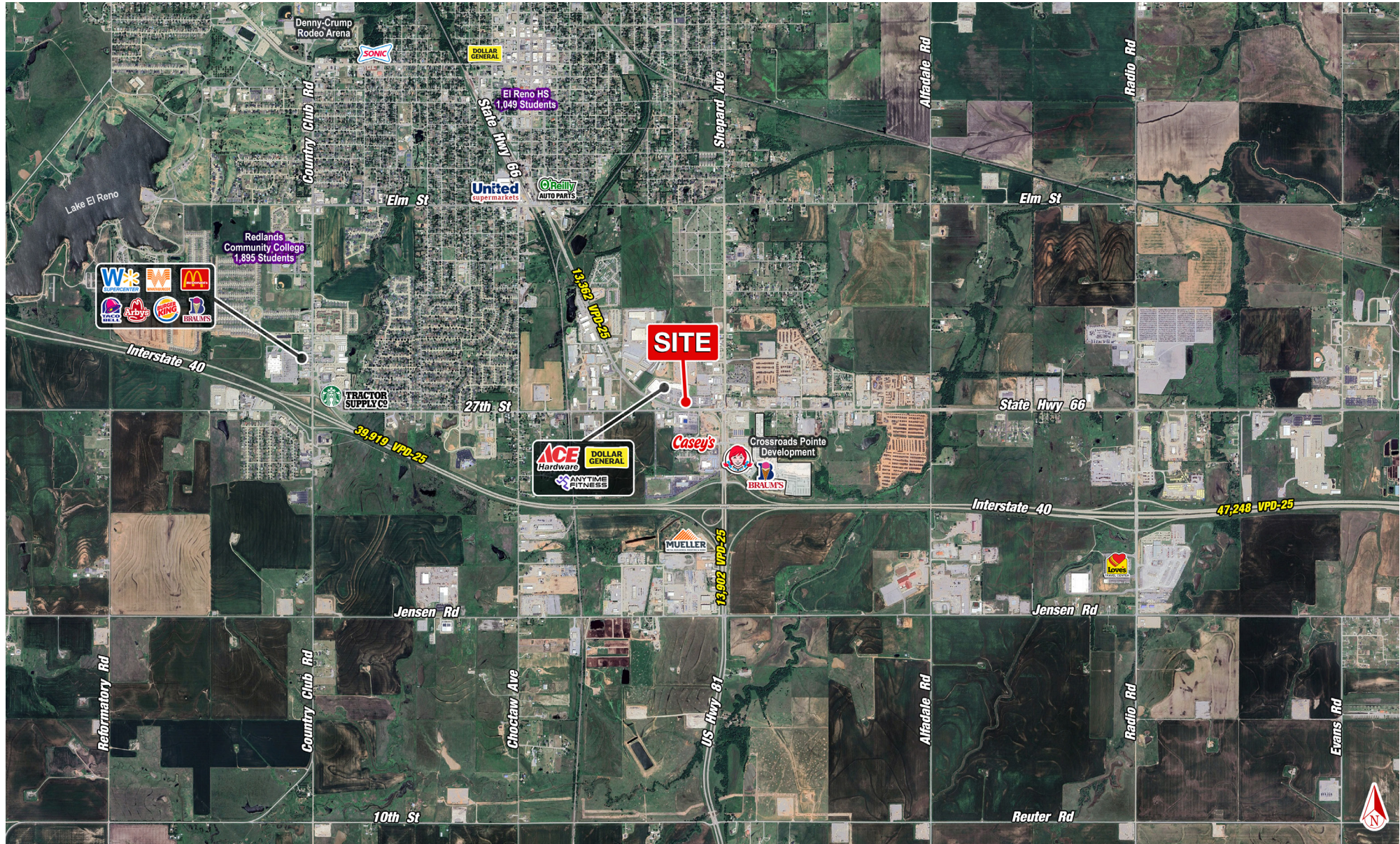
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