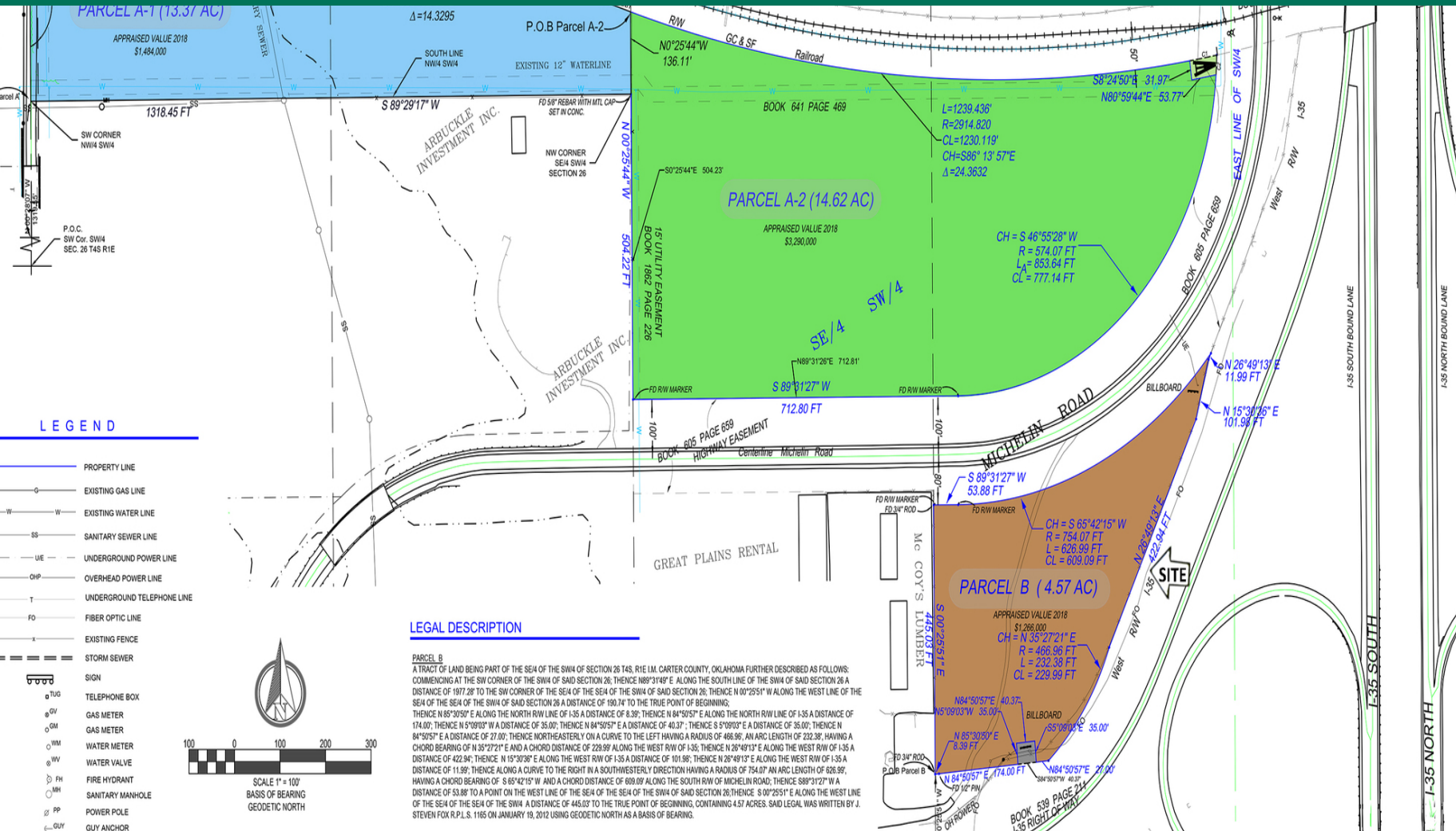


SULLIVAN DEPOT

MICHELIN RD & BROADWAY (HIGHWAY 70) | I-35, ARDMORE, OK 73401



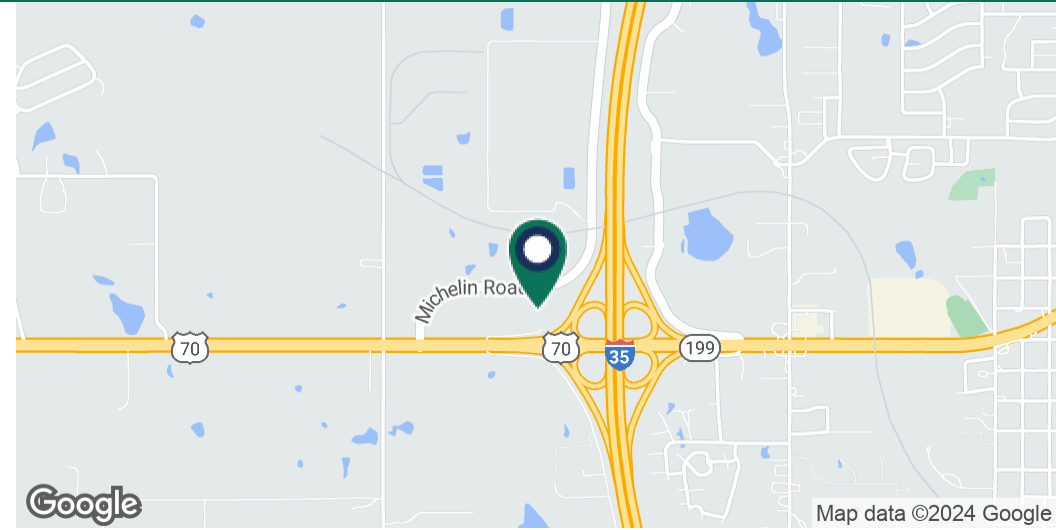
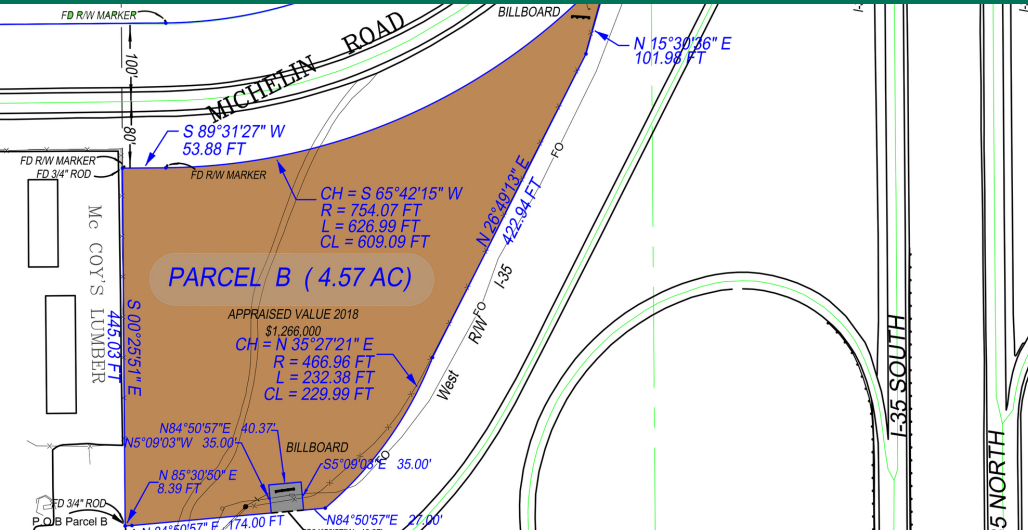
BRANDY RUNDEL
 retail leasing associate
 brundel@priceedwards.com
 O: 405.990.5337 C: 405.990.5337

Sale Price
 Negotiable

Lease Rate
 Negotiable

SULLIVAN DEPOT

MICHELIN RD & BROADWAY (HIGHWAY 70) | I-35, ARDMORE, OK 73401



PROPERTY DESCRIPTION

Strategically nestled between Dallas and Oklahoma City, Ardmore, Oklahoma, is positioned to become the premier destination for an exceptional fuel and quick-service restaurant (QSR) options. With its advantageous location along the bustling Interstate 35, the city acts as a pivotal hub for fuel, food, retail goods, and services, providing businesses with a unique opportunity to cater to both local residents and substantial commuter traffic.

Situated at the northwest corner of Highway 70 (Broadway) and Michelin Drive, with direct access and visibility to Interstate 35, this site offers optimal exposure for a logistics and QSR facility. The trade area features a diverse array of national retailers, solidifying its status as a thriving shopping destination. Ardmore's distinctive blend of historical charm and robust retail growth makes it a dynamic destination—ideal for the next top-notch facility catering to a diverse range of goods and services, with a particular focus on fuel.

BRANDY RUNDEL

brundel@priceedwards.com

O: 405.990.5337 C: 405.990.5337

OFFERING SUMMARY

Sale Price:	Negotiable
Lease Rate:	Negotiable
Available SF:	4.57 Acres
Lot Size:	4.57 Acres

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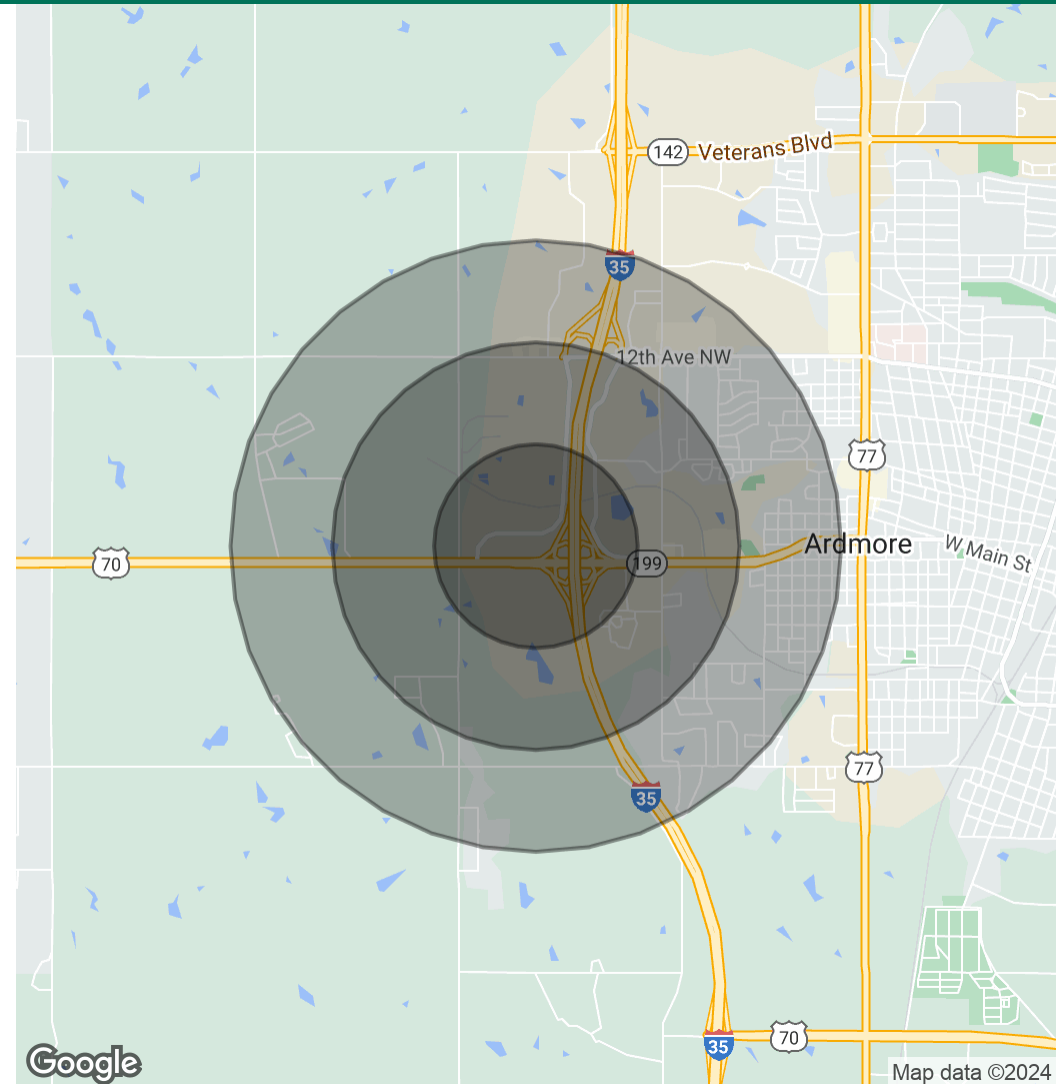
MICHELIN RD & BROADWAY (HIGHWAY 70) | I-35, ARDMORE, OK 73401

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,893	7,966	13,918
Average Age	32.4	34.2	37.4
Average Age (Male)	29.8	33.1	36.1
Average Age (Female)	33.5	35.0	37.7

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	856	3,653	6,284
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$35,044	\$39,402	\$42,410
Average House Value	\$91,081	\$83,105	\$87,276

* Demographic data derived from 2020 ACS - US Census

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