



Location:

600 S. George Nigh Service Road.
McAlester, OK 74501

Property Highlights:

- Former Denny's Restaurant Building
- Well located along the US-69 Corridor with excellent sight lines from the Interstate
- Over 27,000 vehicles per day pass by this intersection
- Perfect opportunity to lease a plug and play restaurant or redevelopment
- Neighbors include Lowe's, Shoe Dept. Encore, Dollar Tree, Cavender's, Walmart and many more

Sale Price:

Call Broker for Price

Traffic Counts:

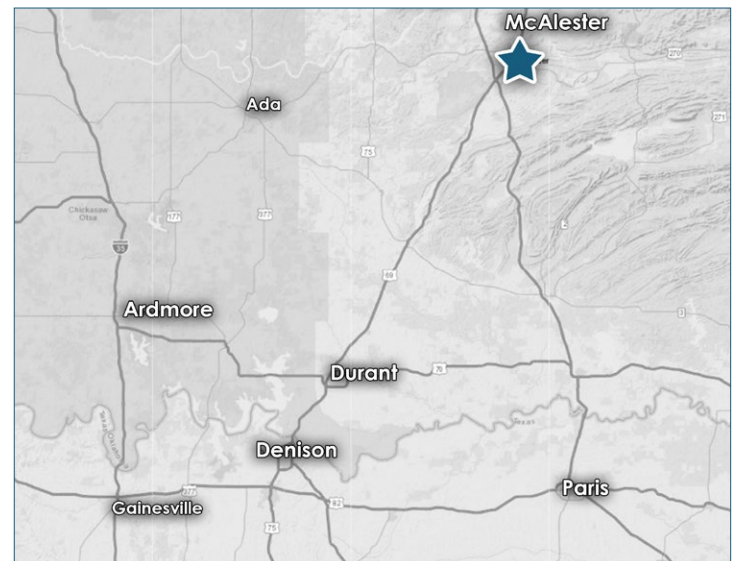
US-69: 29,700 VPD ('21)
US-270: 18,100 VPD ('21)

Demographics:

	3 Mile	5 Miles	10 Miles
2023 Population	18,106	22,702	27,760
Daytime Population	23,583	27,183	30,488
Avg. HH Income	\$65,483	\$67,368	\$71,360

Size:

3,741 SF on 1.2 AC



For More Information:

Ryan Storer | (405) 464-2385
ryan.storer@plainscre.com

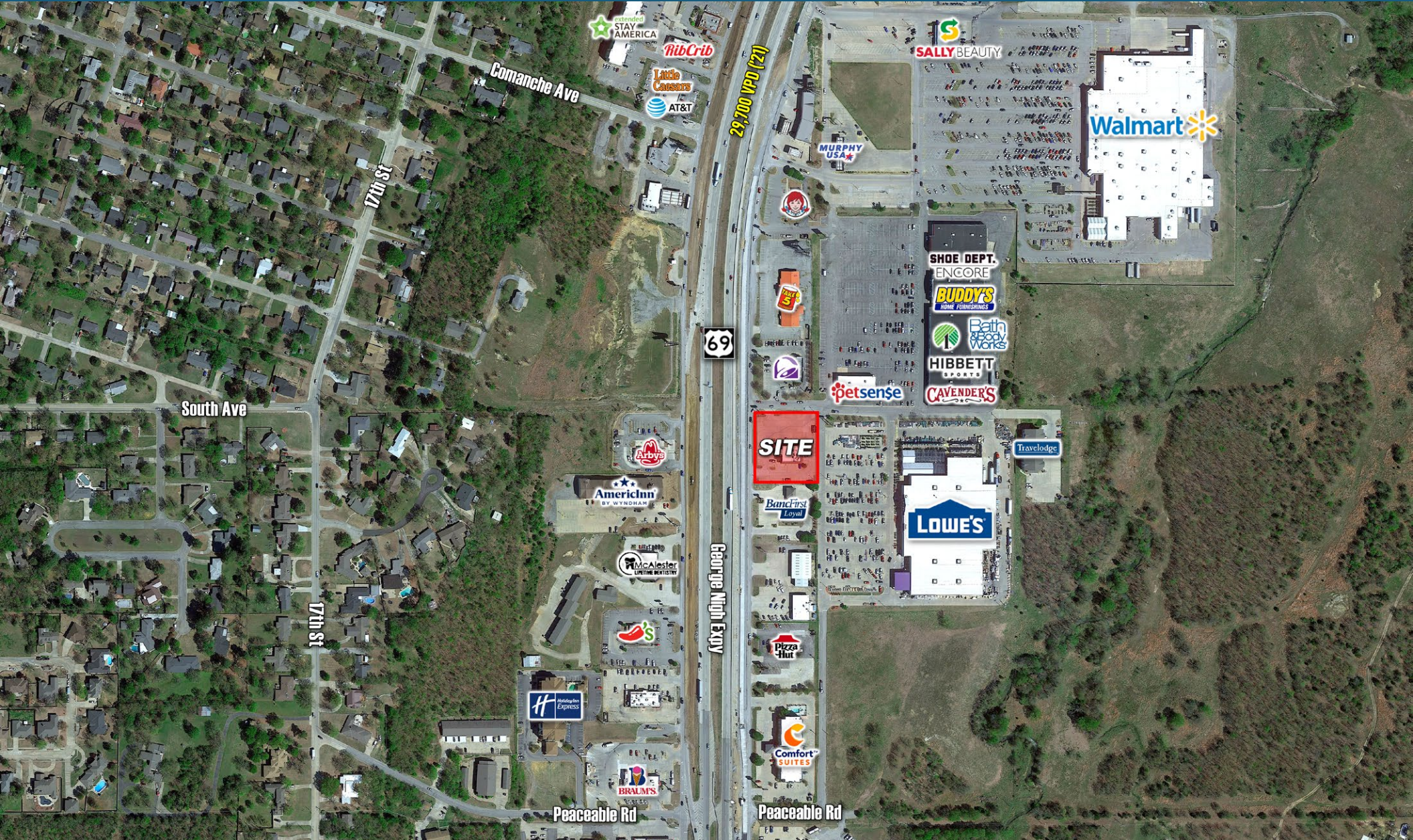
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PLAINS

Commercial Real Estate

2ND GEN RESTAURANT PAD SITE FOR SALE
600 S. George Nigh Service Road, McAlester, OK 74501

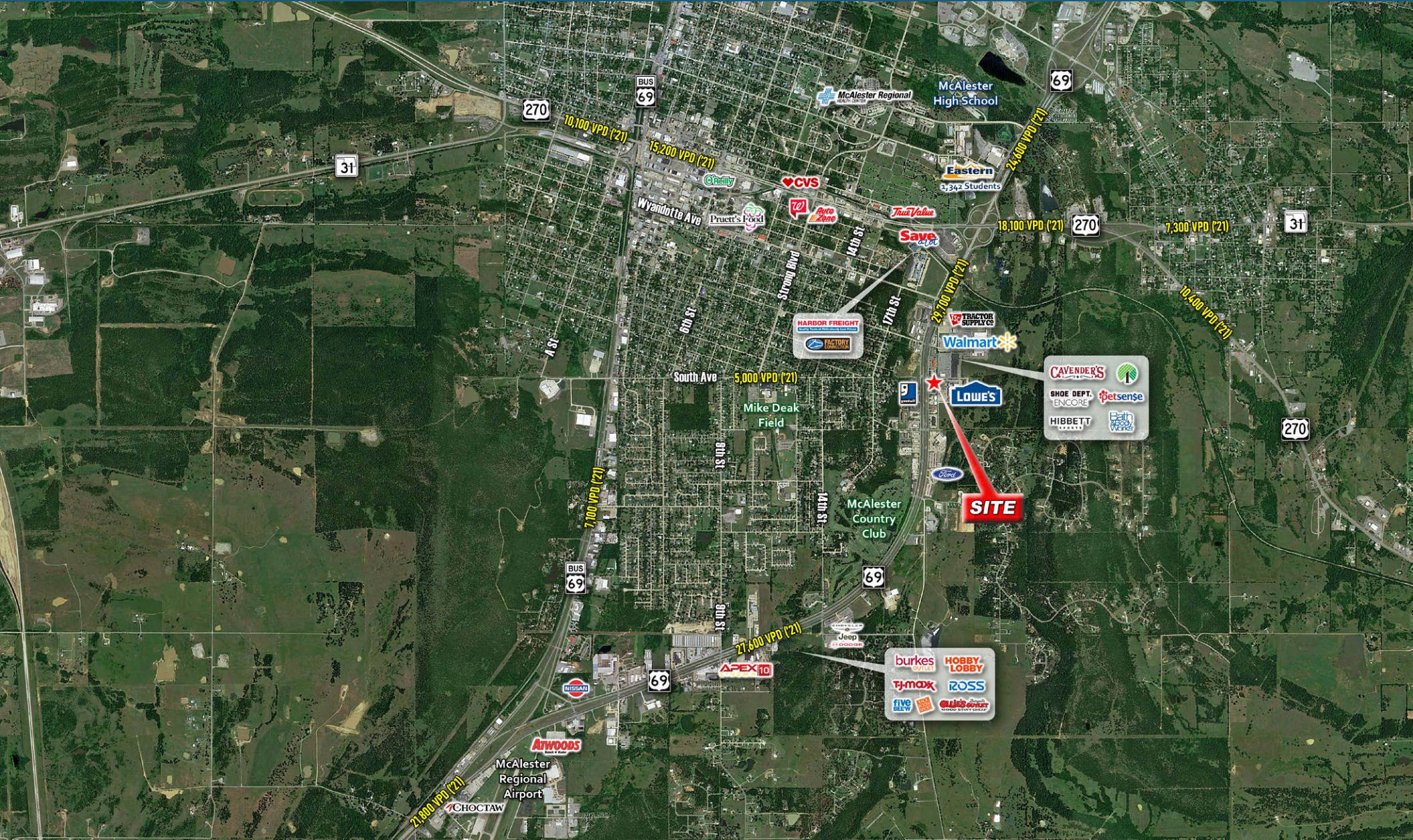


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