



# Price Reduced Cushing Land For Sale

**MCP** MCGRAW  
COMMERCIAL  
PROPERTIES

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2210 E Main St,  
Cushing, OK 74023

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Property Summary



## PROPERTY DESCRIPTION

**Strategic Location:** Situated on E Main Street, this property boasts excellent frontage, ensuring high visibility and easy access for customers.

**Existing Restaurant Infrastructure:** The property includes an existing restaurant space, saving you time and investment on initial construction. Whether you're looking to launch a new concept or continue with an established brand, this building could accommodate your vision.

**Surrounded by Anchor Tenants:** Benefit from the draw of nearby corporate tenants, which include well-known national and regional brands Atwoods, McDonalds, Pizza Hut, Mazzios, etc.

**Ample Parking:** The property offers ample parking space, a crucial advantage in attracting dine-in customers and ensuring a convenient experience.

**Growth Potential:** Cushing is experiencing growth, and this property is well-positioned to capitalize on the increasing demand for dining and retail options in the area.

## LOCATION DESCRIPTION

Prime commercial property located in the heart of Cushing, Oklahoma. This property features an existing restaurant building, offering an opportunity for redevelopment or for investors or operators looking to establish or expand their presence.

## PROPERTY HIGHLIGHTS

- 3,781 SF on .578 Acres
- Built in 1981
- Stud/Brick Veneer construction, Built-Up Tar/Gravel Roof
- Zoned C3 (General Commercial)
- Mens & Womens Restrooms (2)
- FEMA Zone X (Minimal Flood Hazard)

OFFERING SUMMARY	
Sale Price:	\$299,000
Lot Size:	0.58 Acres

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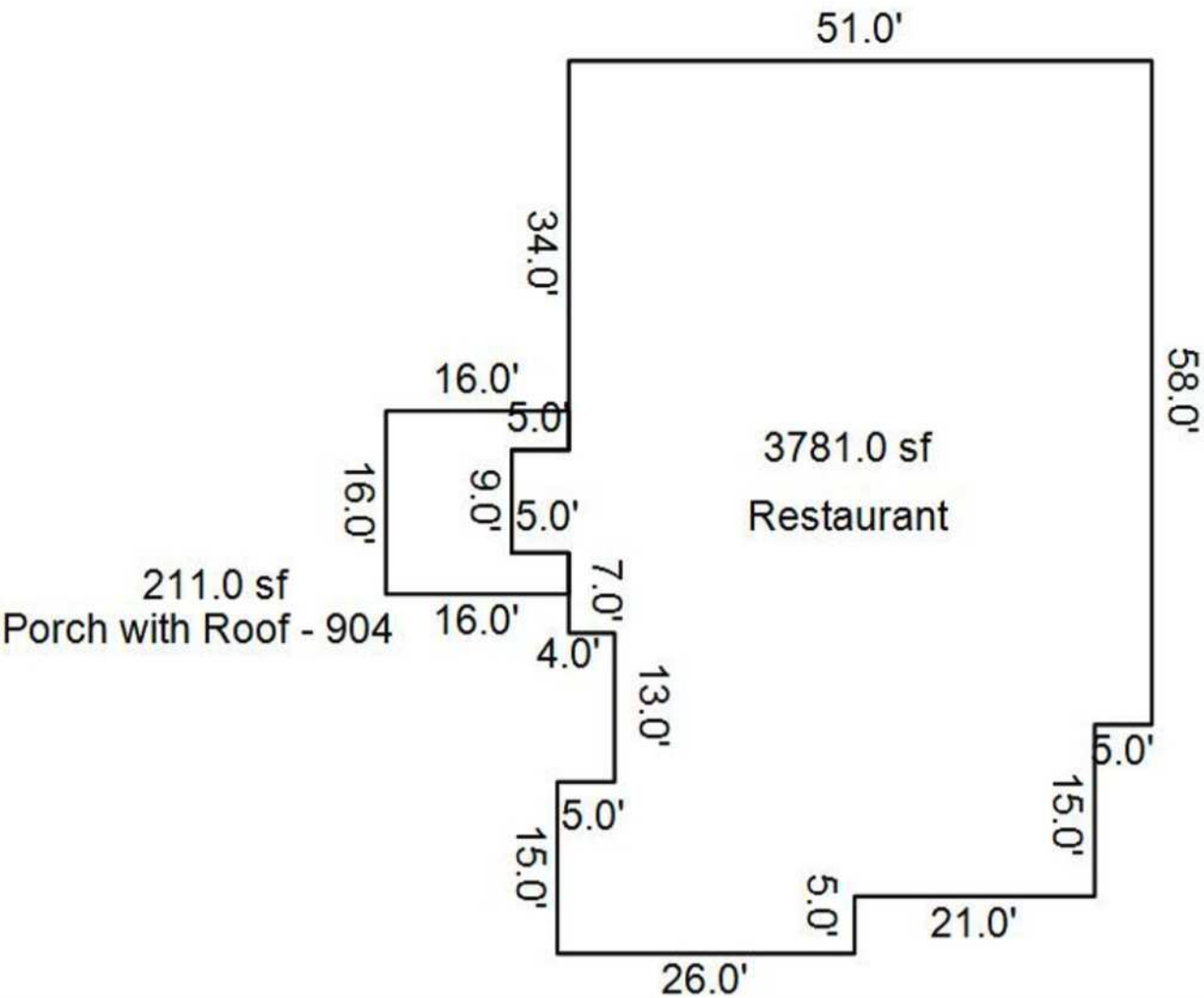
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Floor Plan



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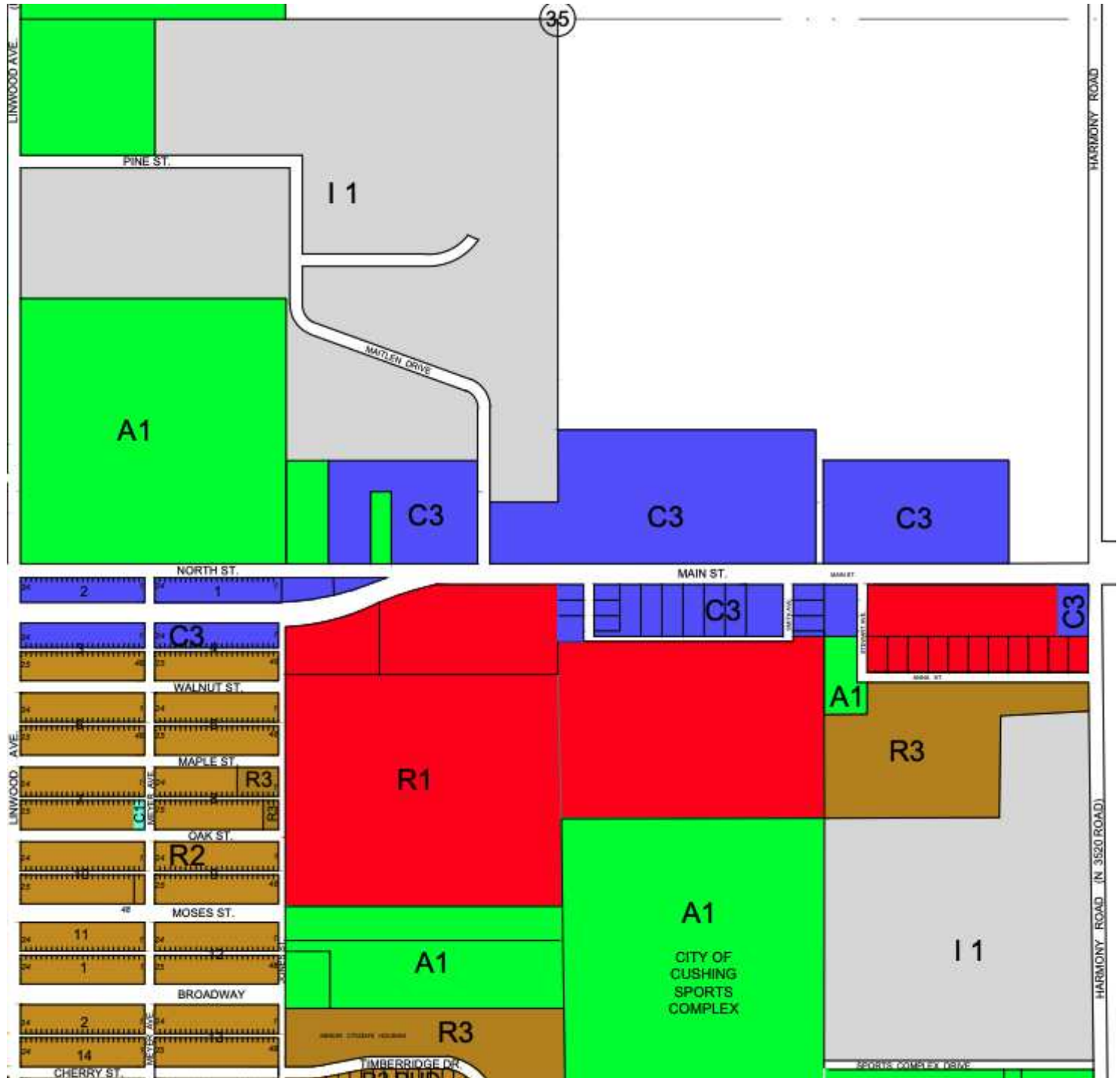




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Zoning Map



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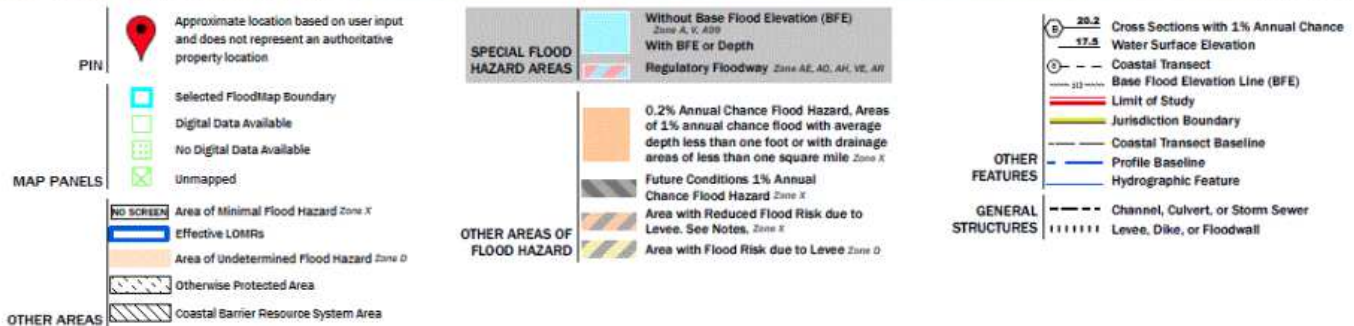
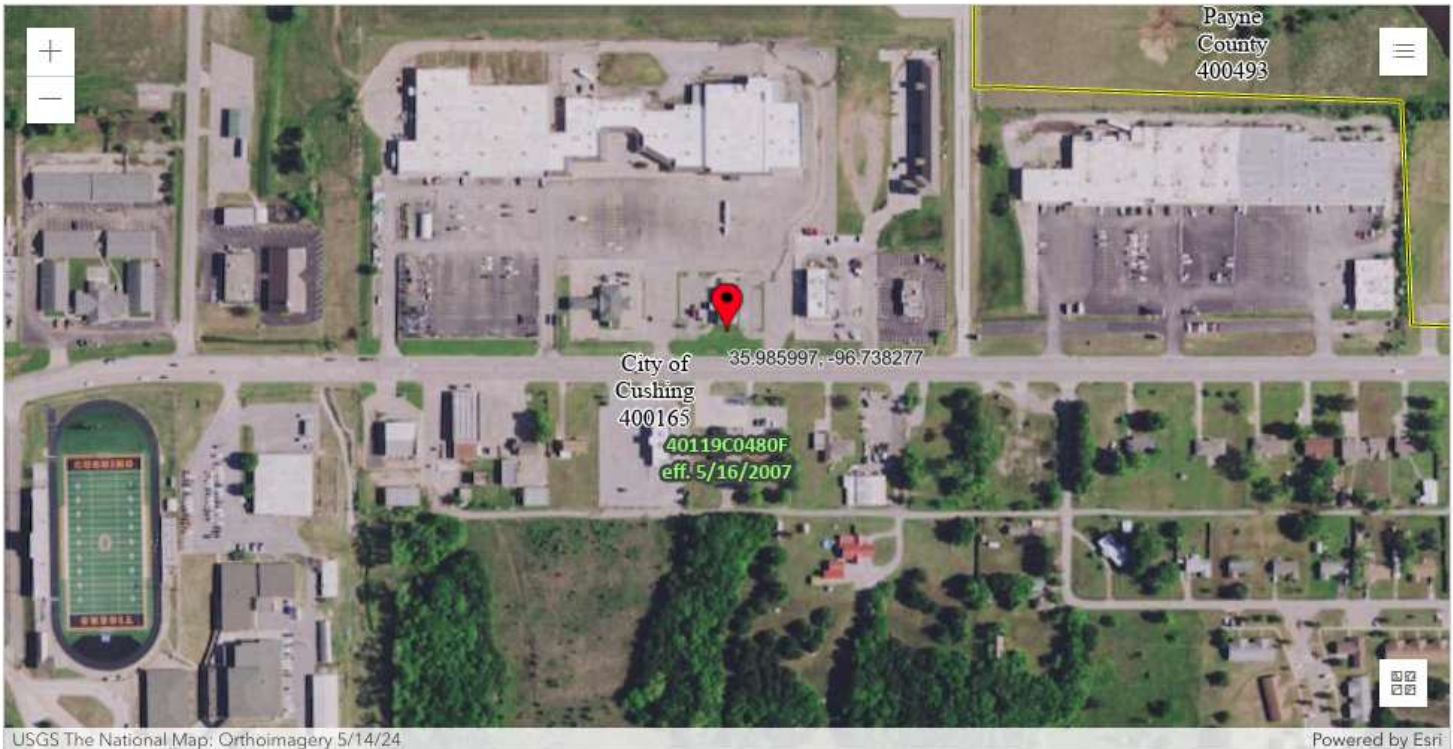
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FEMA Flood Map



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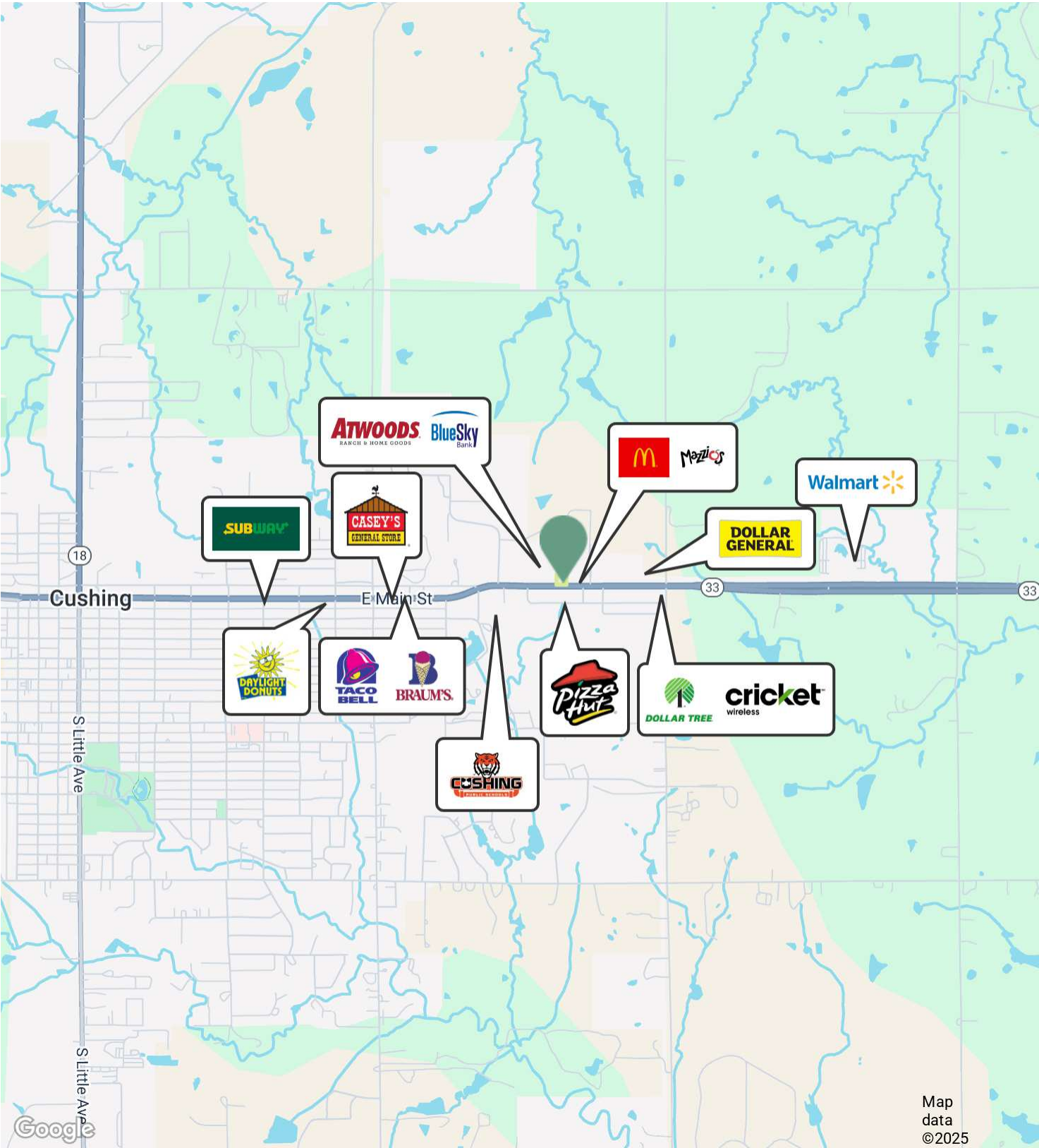
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Location Map



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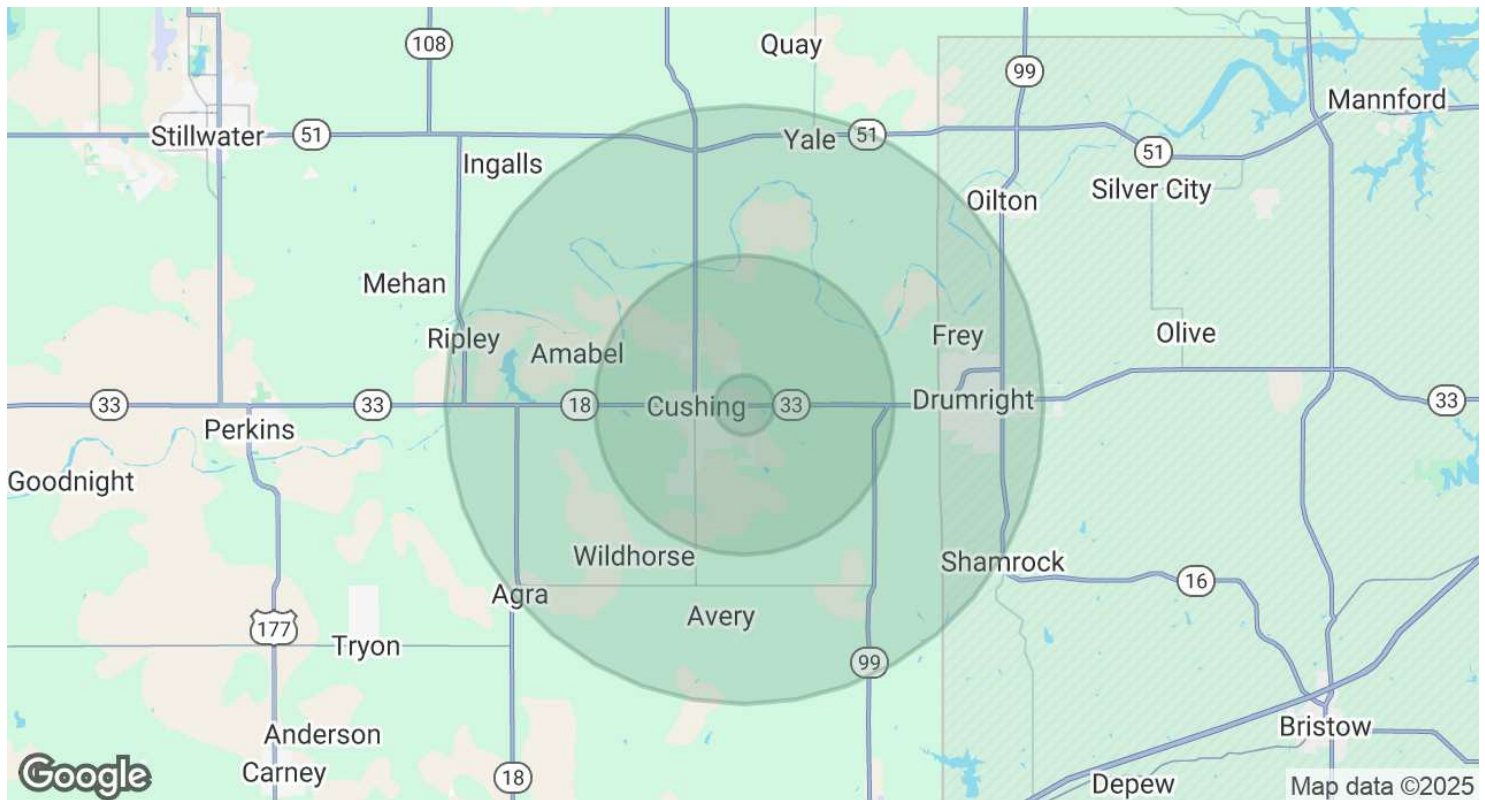
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## Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,443	10,372	19,274
Average Age	40	40	41
Average Age (Male)	38	39	40
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	595	3,602	7,238
# of Persons per HH	2.4	2.9	2.7
Average HH Income	\$63,164	\$66,848	\$66,544
Average House Value	\$126,018	\$217,929	\$208,227

Demographics data derived from AlphaMap

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