



601 & 607 W 6TH AVE. | FOR SALE OR LEASE
STILLWATER, OK 74074



OFFERED

EXCLUSIVELY BY

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Stillwater Overview

THE OFFERING

Newmark Robinson Park is pleased to offer the opportunity to purchase 601 & 607 W 6th Ave., ("Property"), in Stillwater, OK. The Property is positioned on a hard corner parcel three blocks from Oklahoma State University with 140 feet of street frontage along 6th Avenue/Highway 51. Location has great visibility with potential for drive-thru and ample parking. The small outparcel building offers a great retail space, while the former restaurant is great for continued restaurant use or is a great conversion opportunity.



16,300 VPD

Estimated Vehicles/Day
W 6th Ave.



\$57,187

Avg. Household Income
3-mi Radius



42,114

Population
3-mi Radius



37,800

Daytime Population
3-mi Radius



SALE DETAILS

Sale Price	\$995,000
Year Built/Renovated	1972/1997
Total Combined SF	4,066 SF
Lot Size	0.48 Acres
Contact Broker for Current Lease Details	







STILLWATER OVERVIEW

The
BRONZE OF
JAMES HOWARD ARNOLD
JAMES CLARE BUCKRE
BY

THE
BRONZE OF
CLARE BUCKRE
BY

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OVERVIEW

Stillwater is often called one of America's "most livable" cities, and for good reasons. Quality neighborhoods, excellent schools and low crime rates are hallmarks of the community, as well as recreational and cultural opportunities that you will only find in a university city.

With its cost of living being 10% below the national average, Stillwater is consistently ranked among the nation's top small cities for quality of life.

Stillwater is a uniquely international community boasting over 35 different languages being spoken in the local school system. In addition, there are more than 100 countries represented at Oklahoma State University. This creates a blend of ethnic dining and shopping opportunities normally found in much larger communities.

The presence of Oklahoma State University provides a wide range of cultural opportunities including concerts (vocal and instrumental), museums and educational symposiums.

Stillwater boasts museums focused on local, university and sporting history.

Stillwater has over 15 public parks encompassing over 5000 acres. There are two recreation lakes within a 10 minute drive from Stillwater: Lake Carl Blackwell (3,350 acre lake) and Lake McMurtry (1,300 acre lake).

Four 18-hole and one 9-hole golf courses are available to area residents, including the premiere Karsten Creek Golf Club, named by Golf Digest when the course opened as "Best New Course" in the country. Karsten Creek annually hosts the AJGA PING Invitational, a premier event for aspiring junior golfers and has hosted many NCAA Men's and Women's National Championships.

Stillwater Medical Center, centrally located for easy access from surrounding communities, is also an integral part of the community with more than a dozen medical facilities under its umbrella that enhance the medical center's service offering to the entire region. The Stillwater Medical Center offers orthopedic, gynecology, urology, ear /nose/throat and general surgery. The Medical Center offers the following medical services: cardiovascular, cancer care, emergency, home health, laboratory, labor and delivery, medical supplies, radiology, rehabilitation, stroke, surgery, wellness and wound care.

Education

Proud of its reputation as a university city, Stillwater is often referred to as Oklahoma's "premier education community" because it is home to some of the region's finest education and training institutions. Oklahoma State University is a comprehensive research institution with a total enrollment of nearly 25,000. Many companies take advantage of the engineering, business and research capabilities offered by the university. The university services are complemented by customizable training options offered through the State Career Tech, Meridian Technology Center and Northern Oklahoma College.

Stillwater boasts one of the nation's top rated public school systems. Stillwater High School has a graduation rate of 96% and last year had 2 merit scholars and had seven other students that were either finalists, semifinalists or were commended. In addition, Stillwater schools have 45 Oklahoma Academic scholars. The community is devoted to investing in the school system having approved nearly \$100 million in bonds in the last six years for school improvements.

Meridian Technology also provides support for both new and existing companies, as well as ongoing training and employee development programs. Stillwater's educational institutions have created the highest educated work force in Oklahoma with over 48% holding at least a bachelor's degree.

Source: (<https://www.greateroklahomacity.com/communities/communities/stillwater/>)

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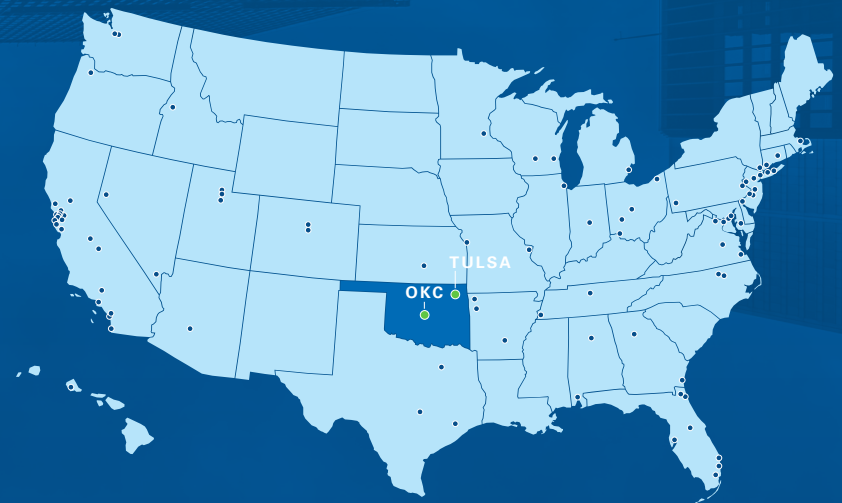
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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Newmark Robinson Park in compliance with all applicable fair housing and equal opportunity laws.



NATIONAL REACH, LOCAL EXPERTISE

We are an affiliate of Newmark National, and as such have access to national data, trends and other resources. This includes up-to-the-minute response to COVID-19 and how it affects our clients.

**18,000 PROFESSIONALS
480 OFFICES WORLDWIDE
SIX CONTINENTS**

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