

# WALNUT SQUARE - PAD SITE

2201 W Interstate 240 Service Road, Oklahoma City, OK 73159



## RETAIL PAD SITE NOW AVAILABLE

<b>Available SF:</b>	Approximately - 50,000 SF
<b>Lease Rate:</b>	Negotiable
<b>Sub Market:</b>	South Oklahoma City
<b>Cross Streets:</b>	I-240 (SW 74th) & S Pennsylvania Ave
	011819

### Available for Ground Lease or Build To Suit.

The building has been razed; creating this pad site, which rarely become available on the highly traveled Interstate 240.

Offering excellent visibility from Interstate 240; the main retail corridor for south Oklahoma City.

#### EV ERNST

Retail Specialist  
 ernst@priceedwards.com  
 405.843.7474  
 210 Park Ave, Suite 700, Oklahoma City, OK 73102  
 priceedwards.com

#### GEORGE WILLIAMS, CCIM

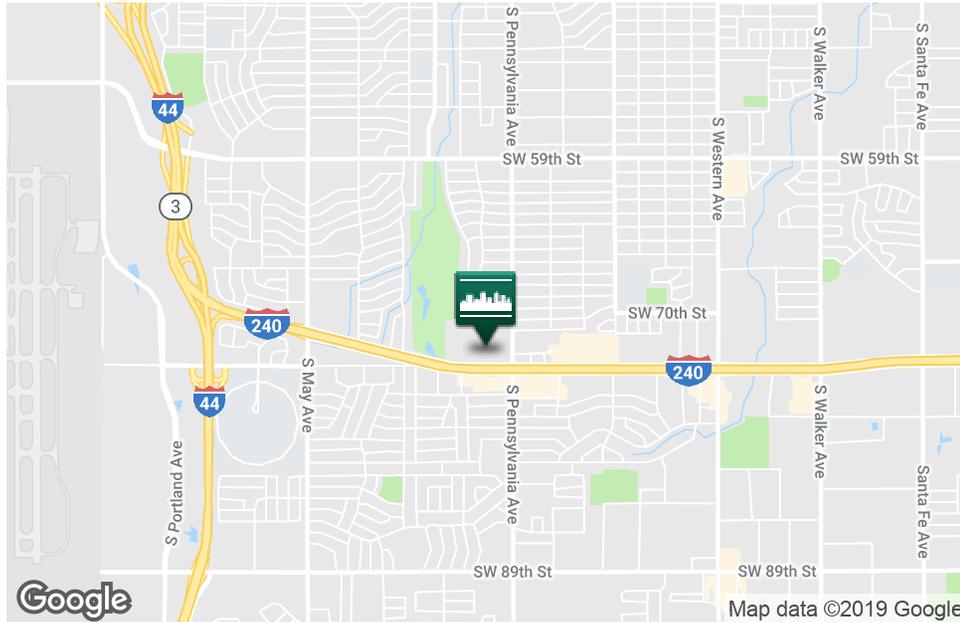
Retail Investment Specialist  
 gwilliams@priceedwards.com  
 405.239.1270  
 210 Park Ave, Suite 700, Oklahoma City, OK 73102  
 priceedwards.com

#### JACOB SIMON

Retail Specialist  
 jsimon@priceedwards.com  
 405.843.7474  
 210 Park Ave, Suite 700, Oklahoma City, OK 73102  
 priceedwards.com

# WALNUT SQUARE - PAD SITE

2201 W Interstate 240 Service Road, Oklahoma City, OK 73159



## DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	198,819
Population Density	198,819
Median Age	32.5
Median Age (Male)	31.7
Median Age (Female)	33.6
Total Households	72,955
# of Persons Per HH	2.7
Average HH Income	\$48,723
Average House Value	\$114,679

## TRAFFIC COUNTS (per ACOG)

S Pennsylvania Ave	north	21,364
S Pennsylvania Ave	south	25,229
Interstate 240	east	107,750
Interstate 240	west	98,800

### EV ERNST

Retail Specialist  
 ernst@pricedwards.com  
 405.843.7474  
 210 Park Ave, Suite 700, Oklahoma City, OK 73102  
 pricedwards.com

### GEORGE WILLIAMS, CCIM

Retail Investment Specialist  
 gwilliams@pricedwards.com  
 405.239.1270  
 210 Park Ave, Suite 700, Oklahoma City, OK 73102  
 pricedwards.com

### JACOB SIMON

Retail Specialist  
 jsimon@pricedwards.com  
 405.843.7474  
 210 Park Ave, Suite 700, Oklahoma City, OK 73102  
 pricedwards.com