

Walnut Square - Pad Site

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



RETAIL PAD SITE

Lease Rate:	Negotiable
Available SF:	50,000 SF
Lease Rate:	Negotiable
Lot Size:	1.14 Acres
Sub Market:	South Oklahoma City
Cross Streets:	I-240 (SW 74th) & S Pennsylvania Ave
	31821

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.

This pad site is available for Ground Lease or Build To Suit.

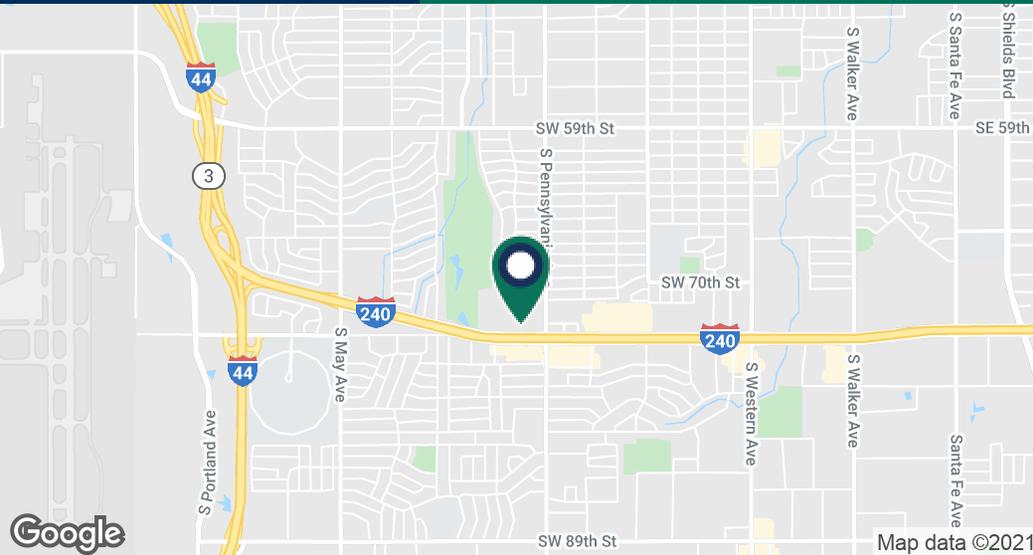
Offering excellent visibility from Interstate 240; the main retail corridor for south Oklahoma City.

EV ERNST
405.843.7474
eernst@pricedwards.com
pricedwards.com

AARON DIEHL
405.843.7474 x255
adiehl@pricedwards.com
pricedwards.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
405.843.7474
eernst@priceedwards.com
priceedwards.com

AARON DIEHL
405.843.7474 x255
adiehl@priceedwards.com
priceedwards.com