

# RETAIL BUILDING FOR LEASE

1221 W I-240 Service Road, Oklahoma City, OK 73139



## OFFERING SUMMARY

Available SF:	4,941 SF
Lease Rate:	\$18.50 SF/yr (NNN)
Lot Size:	0.58 Acres
Year Built:	1979
Building Size:	4,941
Zoning:	Retail
Market:	South Oklahoma City

041919

## GIRMA MOANING

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## PROPERTY OVERVIEW

Located on the north side of the highly traveled I-240 corridor between Western and Pennsylvania. This stand-alone building is available for lease to Retailers, including Medical Marijuana Dispensary operators who have strong financials. Landlord will allow growing and processing on site.

Surrounding Retailers: McDonalds, Chick-fil-a, Kohl's, Best Buy, Marshalls, Ross Dress For Less, PetSmart, Charleston's, Golden Corral, Raising Cane's, and many more.

## PROPERTY HIGHLIGHTS

- Dispensary and Processing Location
- Dentist Office, Medical Office, Daycare, Veterinary Practice
- Strong Traffic Counts
- Pylon Sign Available
- Building Delivered in As-Is Condition
- Minimum 5-year lease term

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	13,656	117,114	211,578
Median age	33.7	33.2	32.3
Median age (Male)	33.1	32.4	31.4
Median age (Female)	35.3	34.4	33.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,281	44,478	77,209
# of persons per HH	2.6	2.6	2.7
Average HH income	\$42,480	\$46,251	\$48,596
Average house value	\$96,611	\$109,339	\$114,724

\* Demographic data derived from 2010 US Census

TRAFFIC COUNTS		
I-240	east	107,700
I-240	west	98,800

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