

Walnut Square - 12,525 SF & 5,000 SF Stand-Alone Buildings

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



RETAIL OUTPARCEL SPACE NOW AVAILABLE

Available SF: 5,000 - 12,525 SF

Lease Rate: Negotiable

Cross Streets: I-240 & S Pennsylvania Avenue

This former Pioneer Pies building, 5,000 SF is available for lease or Build-To-Suit or Ground Lease.

The 12,525 SF stand-alone building between the former Pioneer Pies and Fedex is also available for lease.

Walnut Square is located at the NW/corner of I-240 and S Pennsylvania. The property is 314,299 square feet offering the highest visibility from the I-240 corridor, the main retail corridor in south Oklahoma City.

National retailers located along this five mile stretch includes Hobby Lobby, Green Acres Market, Big Lots, Conn's, Old Navy, Michaels, Marshalls, Ross Dress For Less, Lane Bryant, Northern Tool, Lowes, Home Depot, Wal-Mart SuperCenter, Burlington, Petsmart, Dollars Tree as well as an abundance of national restaurant chains: Olive Garden, Outback, Golden Corral, Hooters, Old Chicago, Joe's Crab Shack.

FOR MORE INFORMATION, CONTACT

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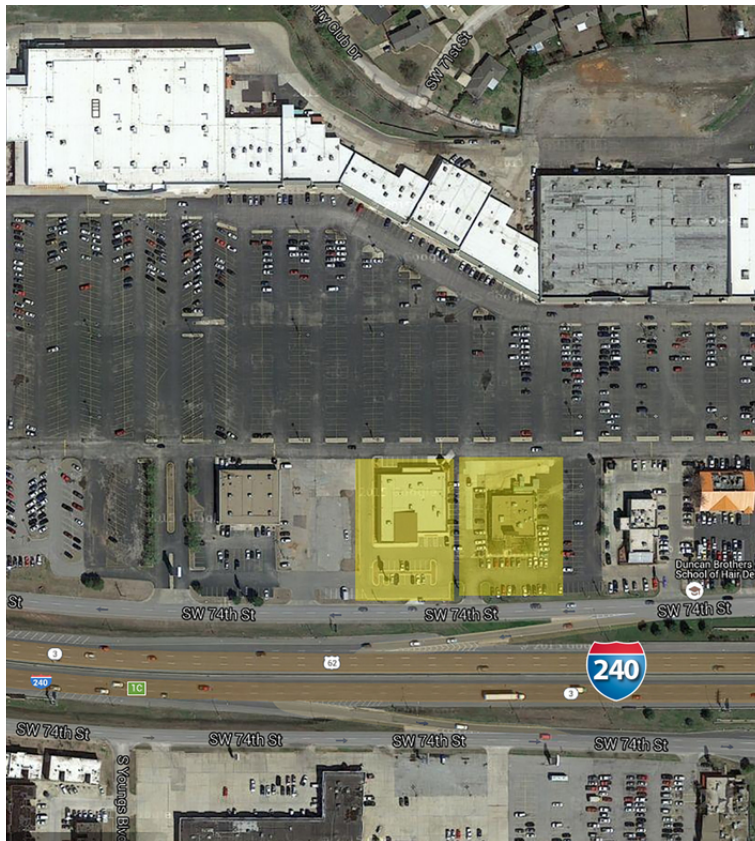
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DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

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)

I-240	east	100,400
I-240	west	92,600
S Pennsylvania	north	21,025
S Pennsylvania	south	25,030

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.