

WALNUT SQUARE - 12,525 SQ FT FREE STANDING BUILDING - RETAIL

2219 Interstate 240 Service Road, #2203, Oklahoma City, OK 73159



RETAIL SPACE NOW AVAILABLE

Available SF: 12,525 SF

Lease Rate: \$18.00 SF/yr (NNN)

Building Size: 12,525 SF

Year Built: 2011

Sub Market: South Oklahoma City

This freestanding building is strategically located, facing Interstate 240, which rarely has pad sites become available. Best traffic counts in the city. Offering excellent visibility as well as access.

Can be split into two spaces of approximately 6,000 SF each. Originally constructed for a fitness center, can be used as retail, Health/Fitness, office.

Pylon sign available on I-240 Frontage.

101818

EV ERNST

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GEORGE WILLIAMS, CCIM

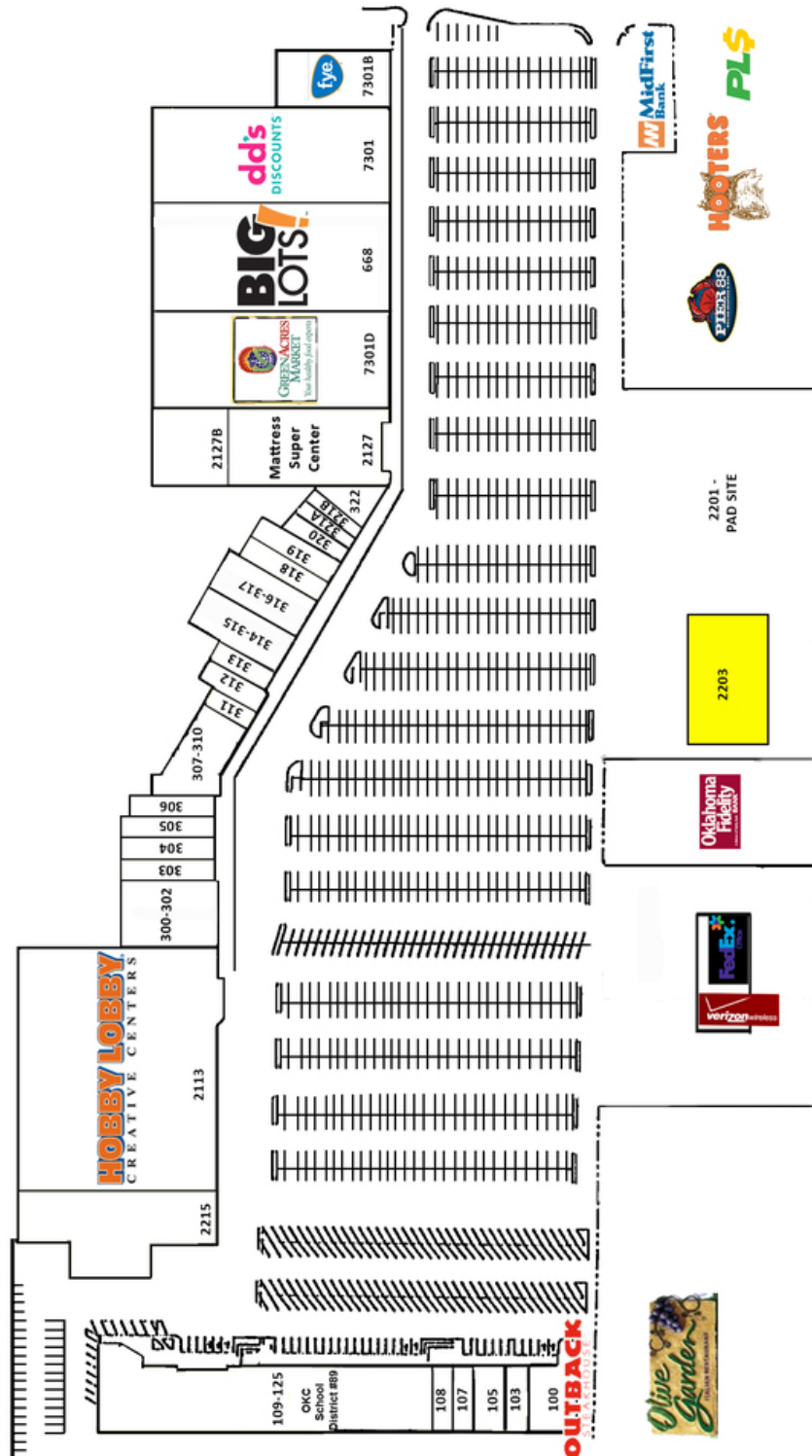
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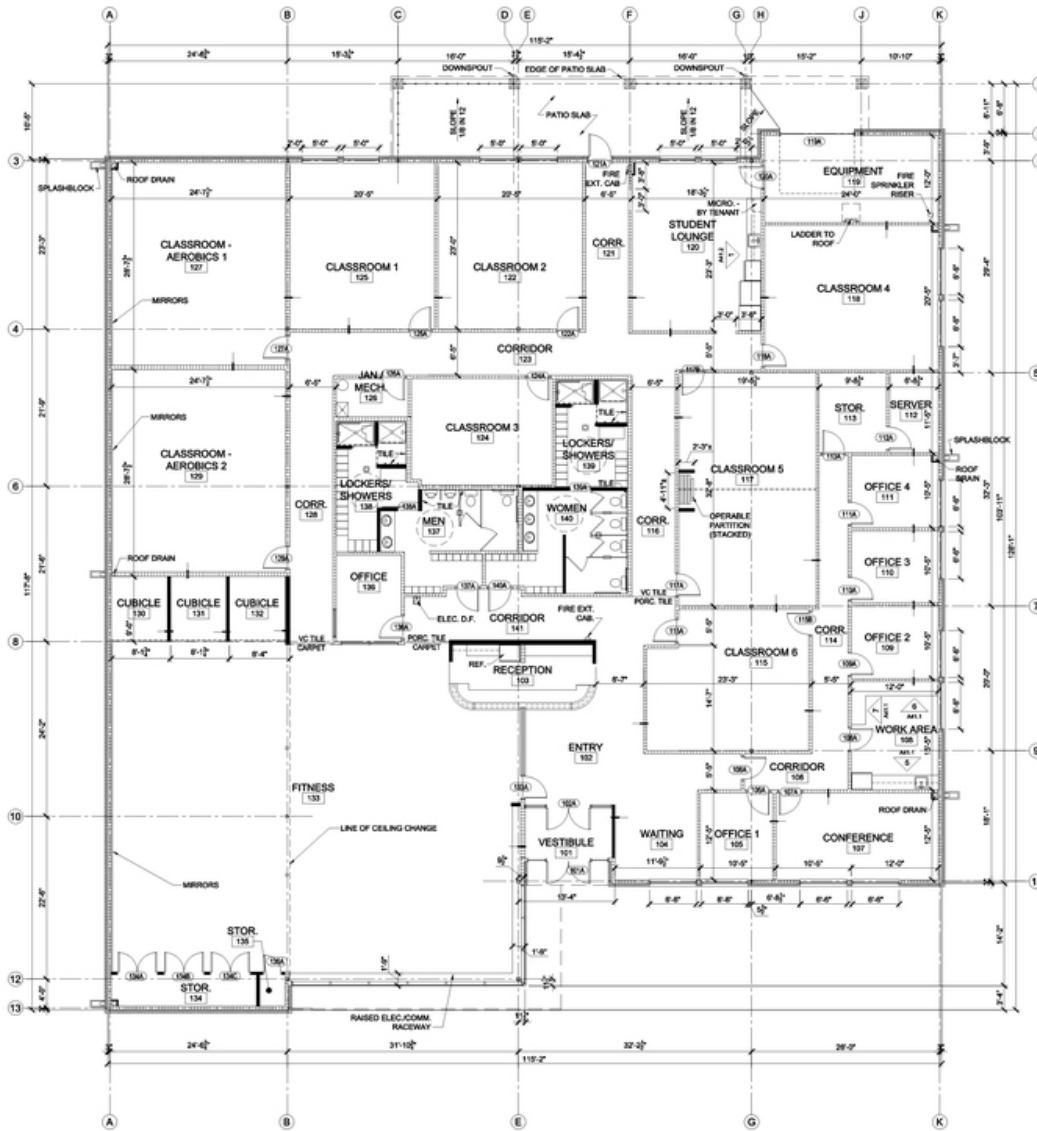
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FLOOR PLAN

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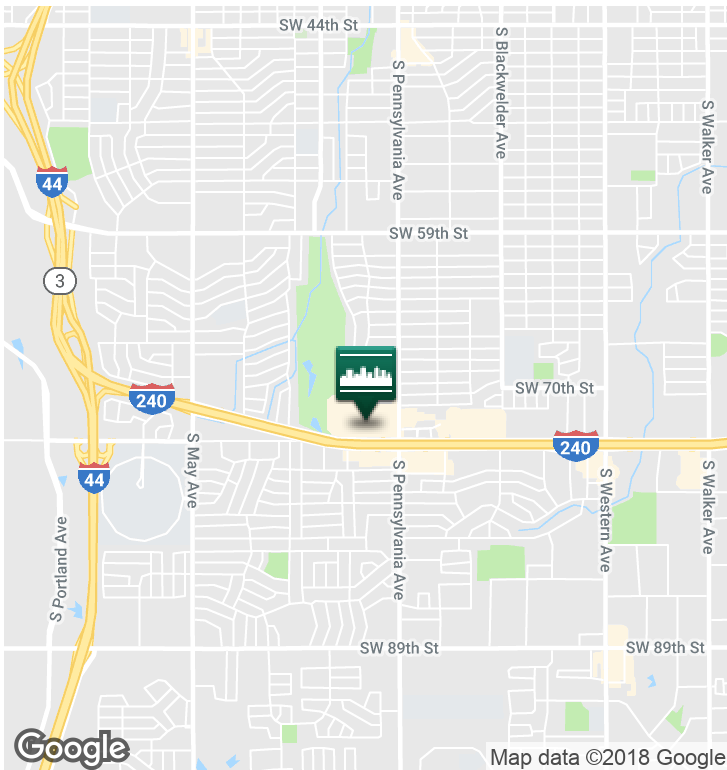
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DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	197,873
Population Density	197,873
Median Age	32.5
Median Age (Male)	31.7
Median Age (Female)	33.6
Total Households	72,702
# of Persons Per HH	2.7
Average HH Income	\$48,677
Average House Value	\$114,470

TRAFFIC COUNTS (per ACOG)

Pennsylvania	north	21,364
Pennsylvania	south	25,229
Interstate 240	east	107,700
Interstate 240	west	98,800

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