

WALNUT SQUARE - PAD SITE

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



RETAIL PAD SITE NOW AVAILABLE

Available SF:	50,000 SF
Lease Rate:	Negotiable
Sub Market:	South Oklahoma City
Cross Streets:	I-240 (SW 74th) & S Pennsylvania Ave
	032918

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
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405.843.7474
210 Park Ave, Suite 700, Oklahoma City, OK 73102
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GEORGE WILLIAMS, CCIM

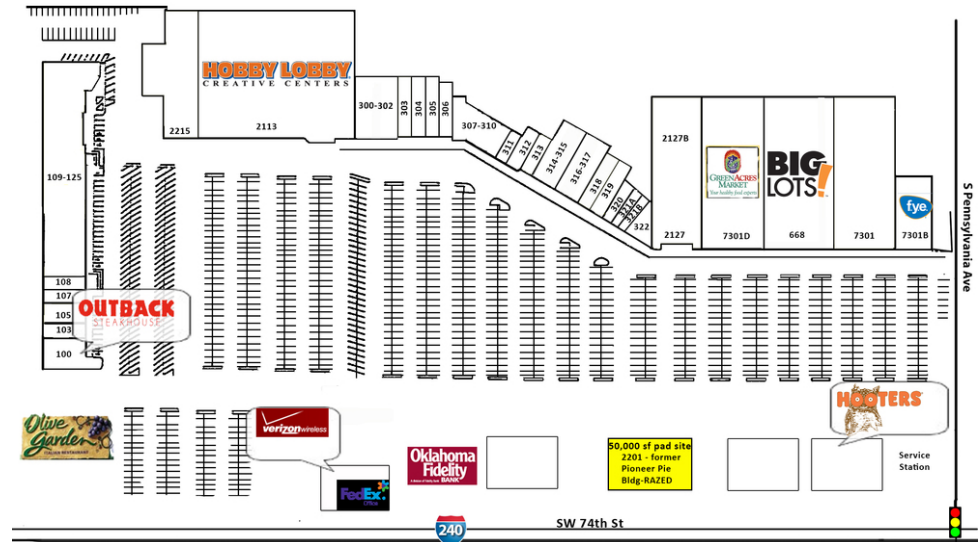
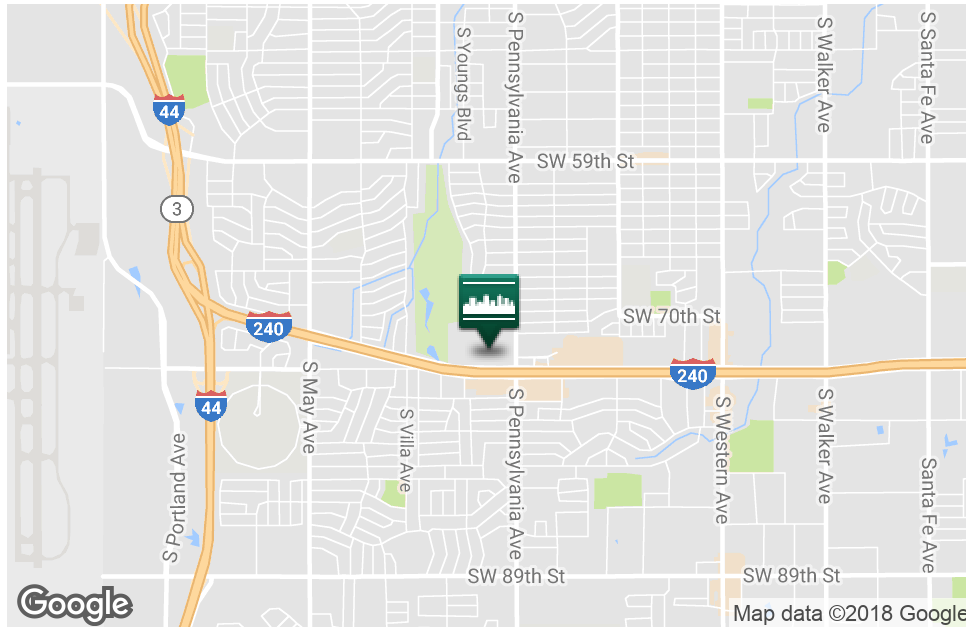
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DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

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)

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

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