



PROPERTY DESCRIPTION

Former Rib Crib Restaurant building has been removed. The Lot is being offered as a Ground Lease or Build to Suit along S. Meridian just south of Interstate 40. Pylon signage along this heavily trafficked stretch of S. Meridian with over 25,000 VPD.

Excellent location for mutual uses - Retail and Office alike in this strong area of hotel traffic just north of Will Rogers Airport.

Monument sign with strong visibility available.

OFFERING SUMMARY

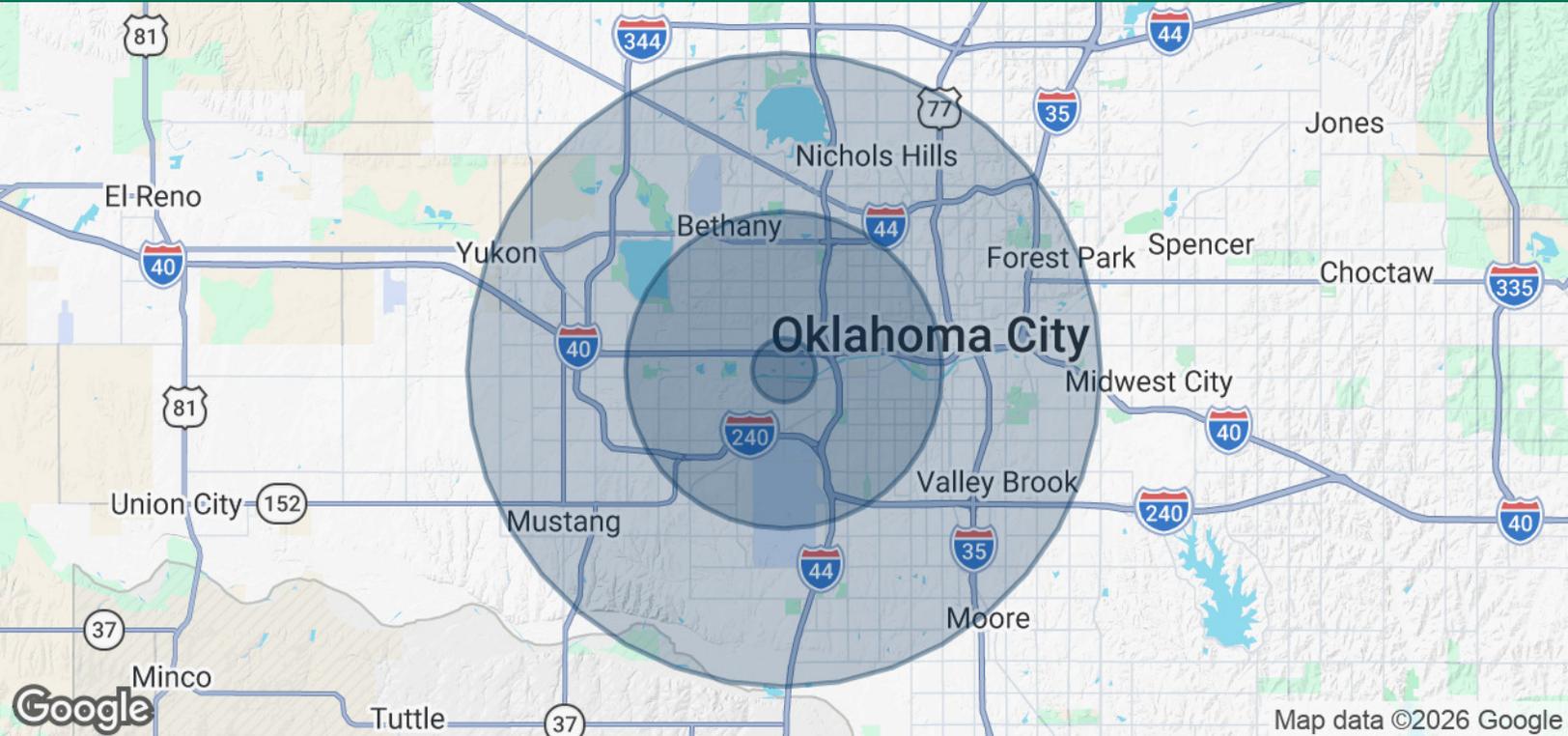
| | |
|----------------------|-------------------------------|
| Lease Rate: | \$75,000.00 per year (Ground) |
| Available SF: | 32,500 SF |
| Lot Size: | 0.75 Acres |

EV ERNST

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PRICE EDWARDS AND CO. FOR GROUND LEASE OR BUILD-TO SUIT

GROUND LEASE OR BUILD TO SUIT | FOR LEASE 1223 S MERIDIAN AVE, OKLAHOMA CITY, OK 73108



POPULATION 1 MILE 5 MILES 10 MILES

| | | | |
|-----------------------------|-------|---------|---------|
| Total Population | 1,498 | 185,234 | 588,635 |
| Average Age | 34.1 | 32.4 | 35.0 |
| Average Age (Male) | 33.9 | 31.8 | 34.0 |
| Average Age (Female) | 35.3 | 33.4 | 36.1 |

HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

| | | | |
|----------------------------|----------|----------|-----------|
| Total Households | 595 | 70,187 | 233,834 |
| # of Persons per HH | 2.5 | 2.6 | 2.5 |
| Average HH Income | \$46,784 | \$42,856 | \$56,629 |
| Average House Value | \$66,330 | \$97,196 | \$146,979 |

2020 American Community Survey (ACS) 02202026



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