

## Build-To-Suit or Ground Lease Opportunity 2035 S Meridian Ave , Oklahoma City, OK 73108



## **OFFERING SUMMARY**

Lease Rate: Negotiable

Available SF: 25,000 SF

Lot Size: 0.75 Acres

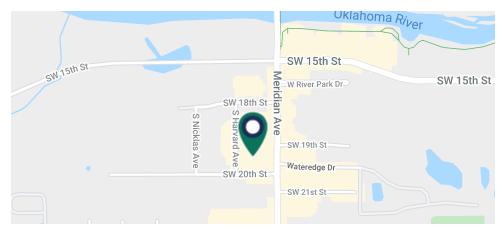
Zoning: Commercial

## **PROPERTY OVERVIEW**

Build-To-Suit or Ground Lease opportunity on South Meridian in Oklahoma City. The site could be 25,000 square feet buildable with .75 acres of development.

Excellent location with strong hotel traffic just north of Will Rogers Airport. The surrounding businesses include hotels, restaurants, and national credit retail.

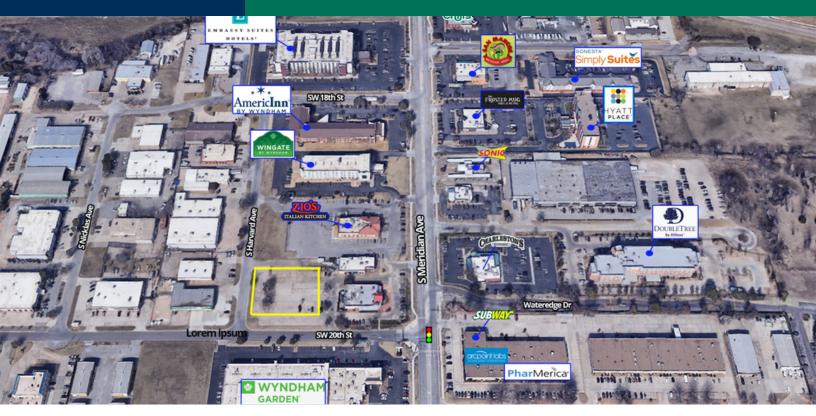
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,812	172,584	573,015
Average age	36.4	32.2	34.9
Average age (Male)	35.4	31.5	33.9
Average age (Female)	38.9	33.1	35.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
HOUSEHOLDS & INCOME  Total households	<b>1 MILE</b> 719	<b>5 MILES</b> 64,890	<b>10 MILES</b> 226,945
Total households	719	64,890	226,945

<sup>\*</sup> Demographic data derived from 2010 US Census