



LAND SPACE NOW AVAILABLE

Lease Rate:	\$75,000 per year
Available SF:	32,500 SF
Lot Size:	0.75 Acres

3312022

PROPERTY OVERVIEW

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.



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

* Demographic data derived from 2010 US Census



EV ERNST
405.843.7474
ernst@priceedwards.com
priceedwards.com