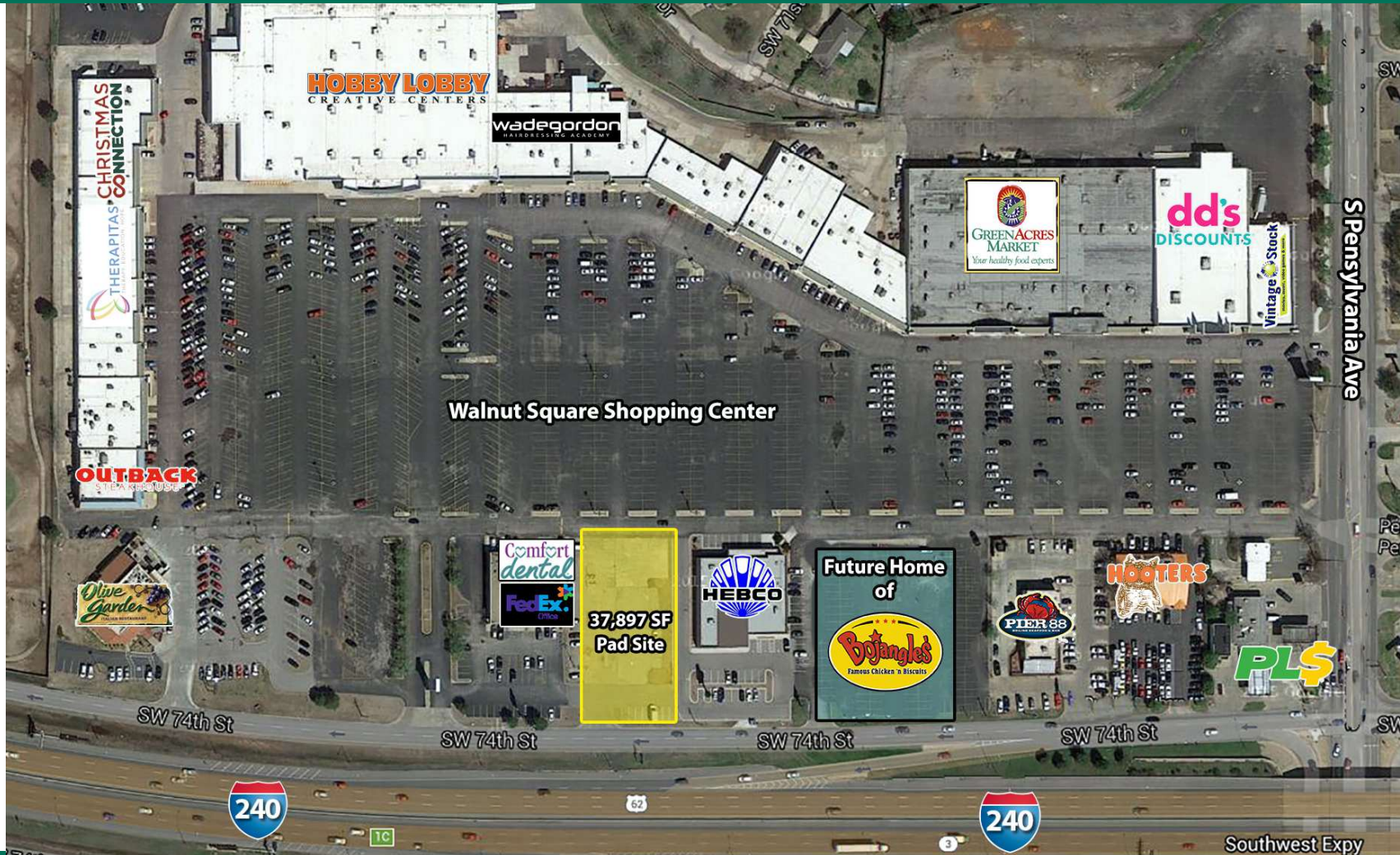


## WALNUT SQUARE - PAD SITE

2201 W INTERSTATE 240 SERVICE RD, OKLAHOMA CITY, OK 73159



**EV ERNST**  
Retail Specialist  
eernst@priceedwards.com  
O: 405.843.7474

**GEORGE WILLIAMS, CCIM**  
Retail Investment Specialist  
gwilliams@priceedwards.com  
O: 405.239.1270 C: 405.657.7800

**Lease Rate**  
Negotiable

## WALNUT SQUARE - PAD SITE

2201 W INTERSTATE 240 SERVICE RD, OKLAHOMA CITY, OK 73159



### PROPERTY DESCRIPTION

This pad site, which rarely become available on the highly traveled Interstate 240.

This pad site is available for Ground Lease or Build To Suit.

Offering excellent visibility from Interstate 240; the main retail corridor for south Oklahoma City.

### OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	37,897 SF
Lot Size:	0.87 Acres

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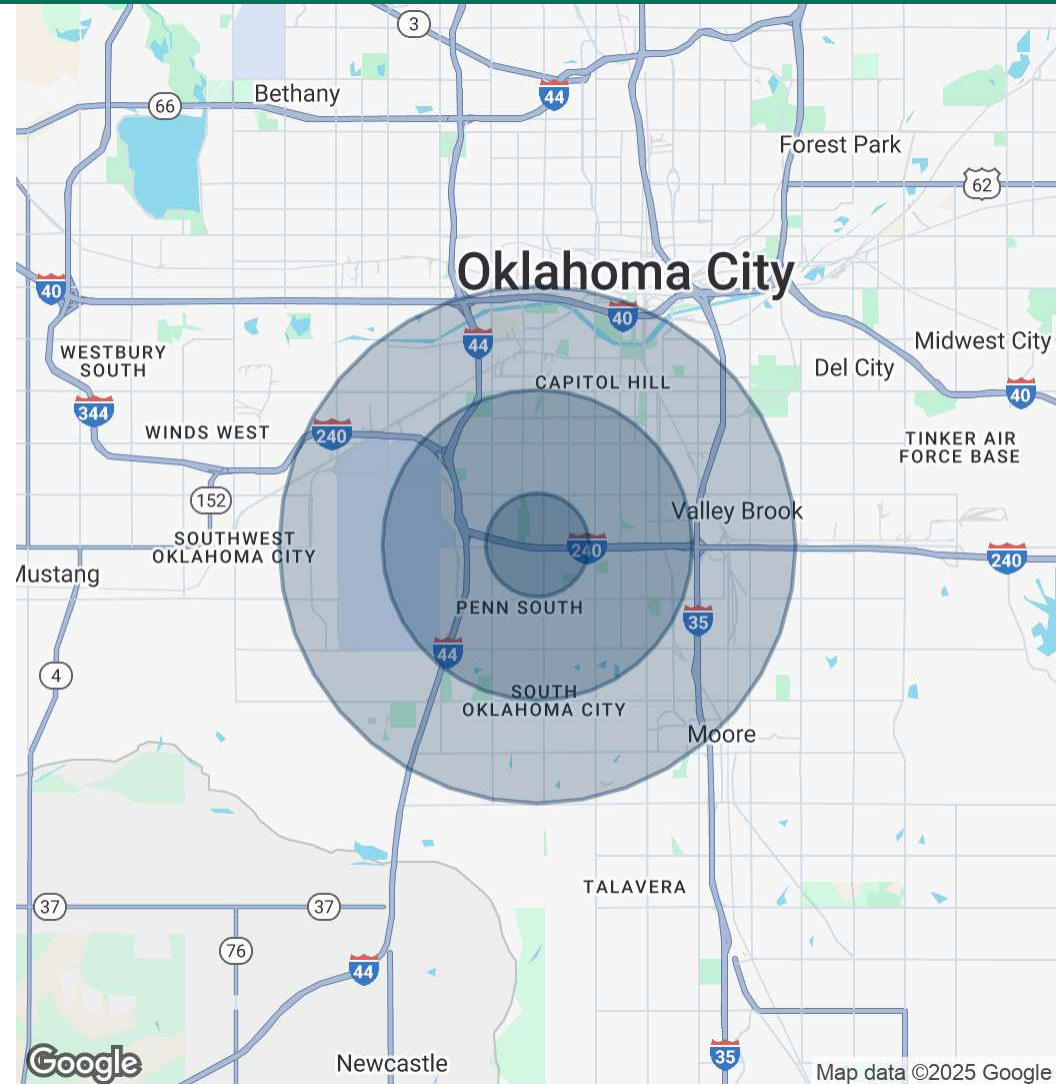
## WALNUT SQUARE - PAD SITE

2201 W INTERSTATE 240 SERVICE ROAD OKLAHOMA CITY, OK 73159

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,428	109,291	198,819
Average Age	34.7	33.2	32.5
Average Age (Male)	33.0	32.4	31.7
Average Age (Female)	37.3	34.4	33.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,683	41,800	72,955
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$46,463	\$47,163	\$48,723
Average House Value	\$95,060	\$118,497	\$114,679

2020 American Community Survey (ACS)

06042025



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