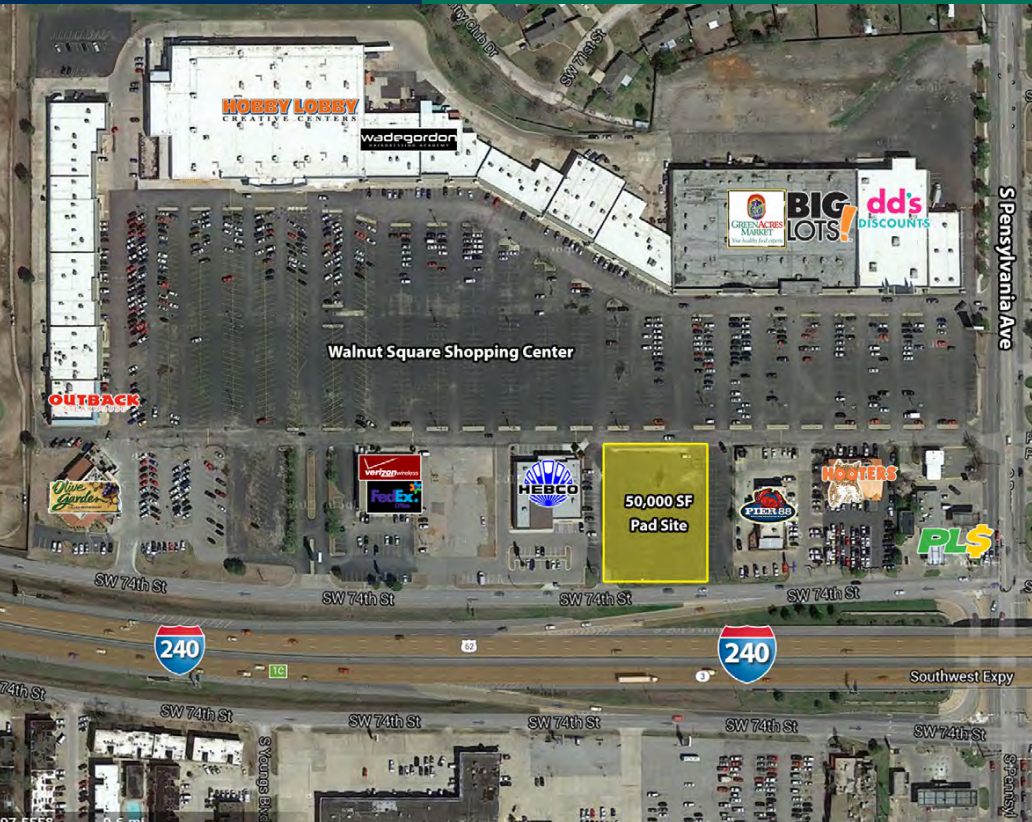


# Walnut Square - Pad Site

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



## RETAIL SPACE NOW AVAILABLE

Lease Rate:	Negotiable
Available SF:	50,000 SF
Sub Market:	South Oklahoma City
Cross Streets:	I-240 (SW 74th) & S Pennsylvania Ave
	11292022

## COMMENTS

The building has been razed; creating 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.

**EV ERNST**  
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eernst@priceedwards.com  
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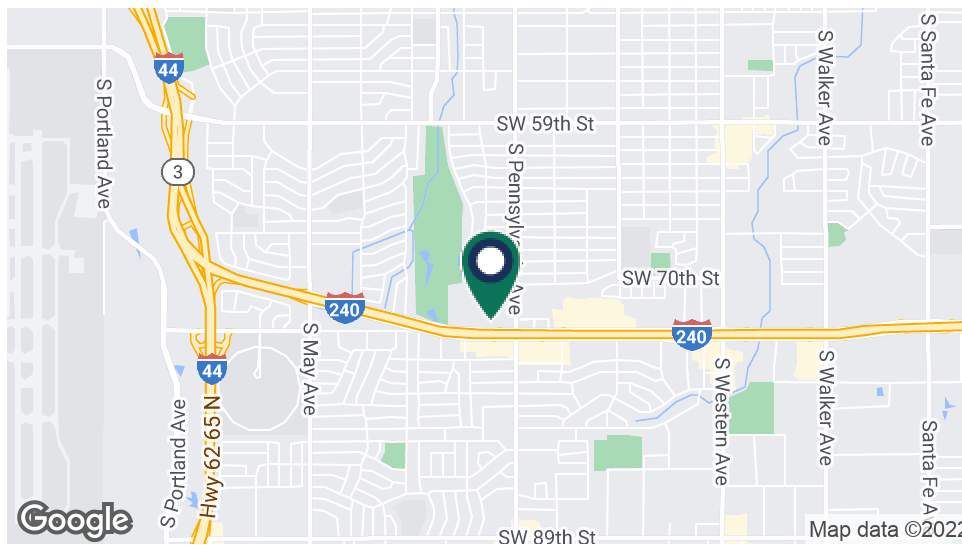
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## DEMOGRAPHICS (PER 2010 CENSUS; 5 MILES RADIUS)

Median Age	35.4
Median (Male)	49.9%
Total Population	198,920
Median (Female)	50.1
Total Households	72,374
# of Persons Per HH	2.7
Average HH Income	\$70,942

## TRAFFIC COUNTS (PER ACOG)

S Pennsylvania Ave	North   South	22,976   21,742
Interstate 240	East   West	107,700   98,800

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