

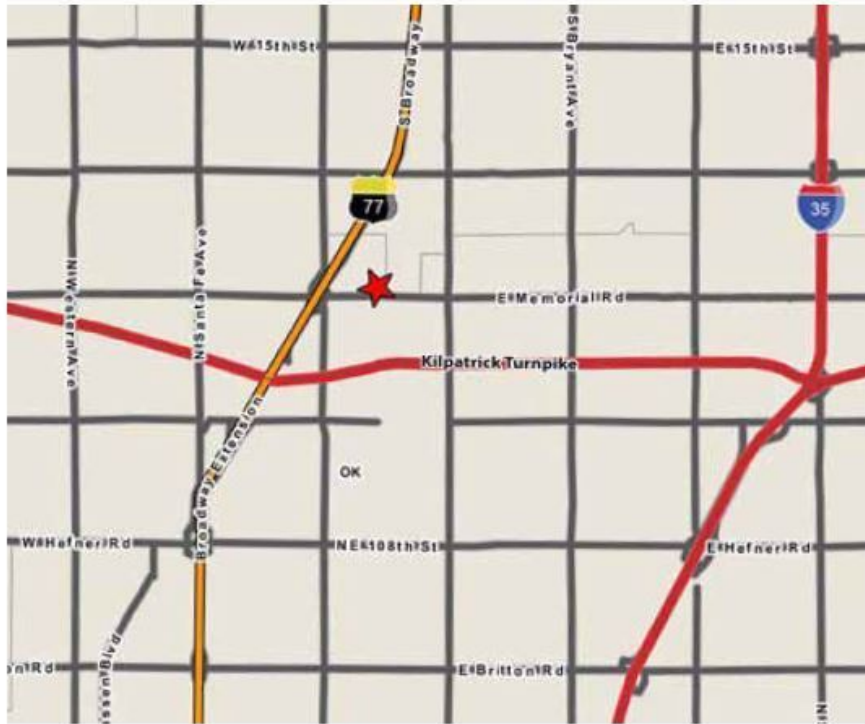


## OFFERING SUMMARY

Lot Size:	+/-5.8 Acres
Location:	1121 E. Memorial Rd. Oklahoma City, OK
Zoning:	C-3
Utilities:	On or adjacent to site
Price:	Negotiable

## PROPERTY OVERVIEW

Great office or retail site just off Broadway Extension on Memorial Road. Uses could be retail, medical, general office or banking. Excellent visibility from Broadway and from Memorial Road. Seller will consider build to suit. Access from Memorial Road and SE corner of Carmax lot.



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,661	48,157	147,422
Average age	26.6	31.5	32.7
Average age (Male)	25.8	30.0	30.7
Average age (Female)	27.2	32.8	34.3

\* Demographic data derived from 2010 US Census

## TRAFFIC COUNTS

On Memorial Rd. East of Broadway Ext.	19,222 (ACOG 2011)
On Memorial Rd. West of Broadway Ext.	18,390 (ACOG 2012)
On Broadway Ext. NB, South of Memorial	119,400 (ODOT 2010)
On Broadway Ext. SB, South of Memorial	153,153 (ODOT 2010)
On SH 77 North of Memorial Rd.	41,600 (ODOT ADT 2010)
On SH 77 South of Memorial Rd.	81,700 (ODOT ADT 2010)

