WALNUT SQUARE - PAD SITE

2201 W INTERSTATE 240 SERVICE ROAD | OKLAHOMA CITY, OK 73159

CREEK PRICE EDWARDS



Build To Suit Or Ground Lease: Negotiable

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Executive Summary



- Pad sites 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.

Details

Lease Rate:	Negotiable
Available SF:	37,897 SF
Lot Size:	0.87 Acres
Cross Streets:	I-240 (SW 74th) & S Pennsylvania Ave
Submarket:	South Oklahoma City

Overview

Walnut Square offers a highly visible pad site opportunity located within one of South Oklahoma City's most recognized retail destinations. Situated at the northwest corner of Interstate 240 and South Pennsylvania Avenue, this parcel provides unmatched exposure to one of the metro's busiest intersections, which sees strong daily traffic counts and consistent customer flow.

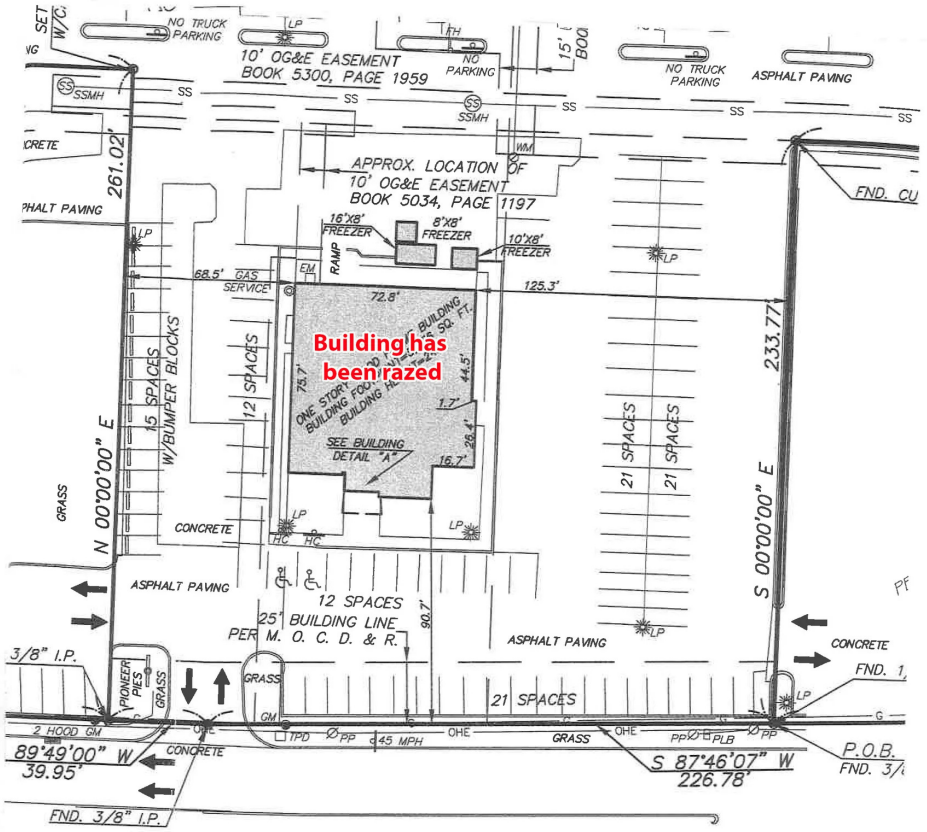
The pad site is strategically positioned within the Walnut Square Shopping Center, anchored by Hobby Lobby, DD's Discounts, Ollie's, and other major national retailers. Nearby tenants include Marshalls, Burlington, Ross, and Best Buy, delivering strong co-tenancy and cross-shopping potential. With the upcoming addition of Bojangles and continued enhancements to the area's tenant mix, the location continues to evolve as a key retail corridor.

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Additional Photos





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Location Map



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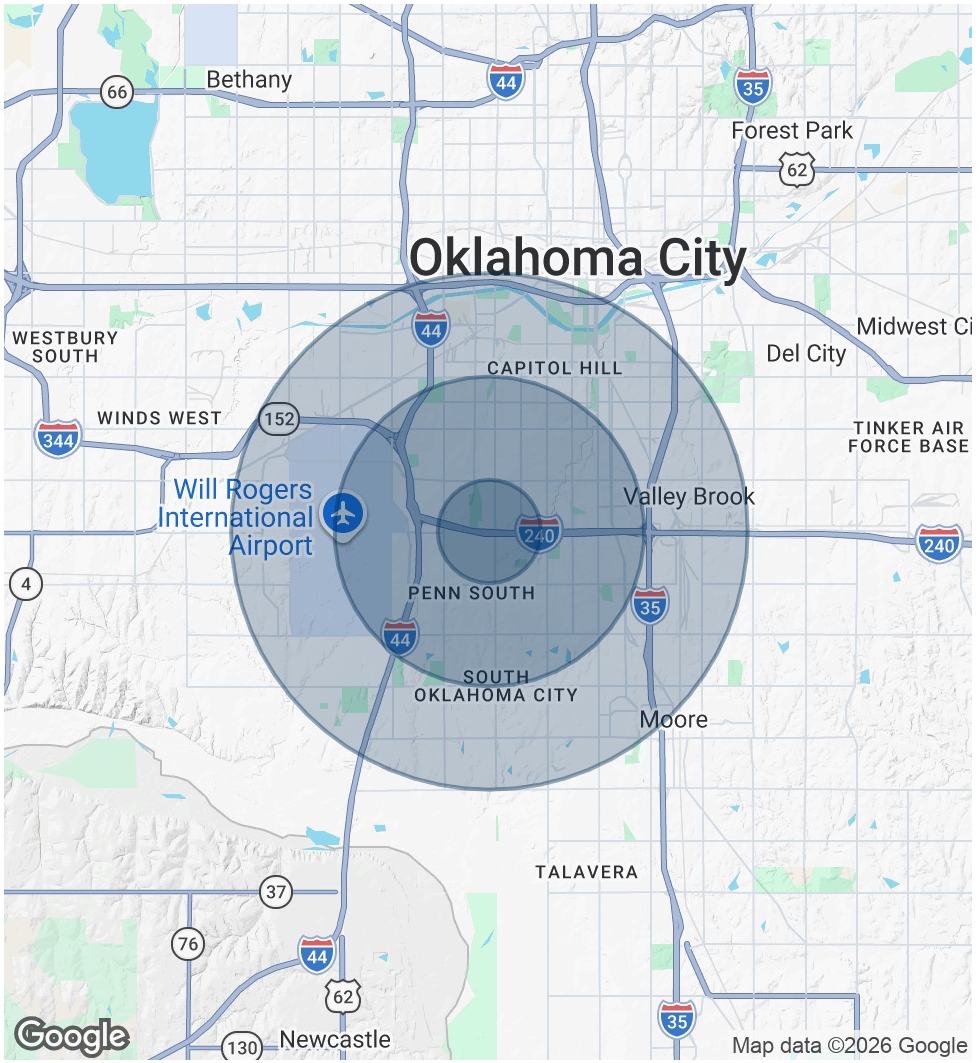
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Demographics Map & Report

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) *10292026*



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