

Size:

- ±0.96 AC Available (will divide)
- Ground Lease or Build-to-Suit Possible

Property Highlights:

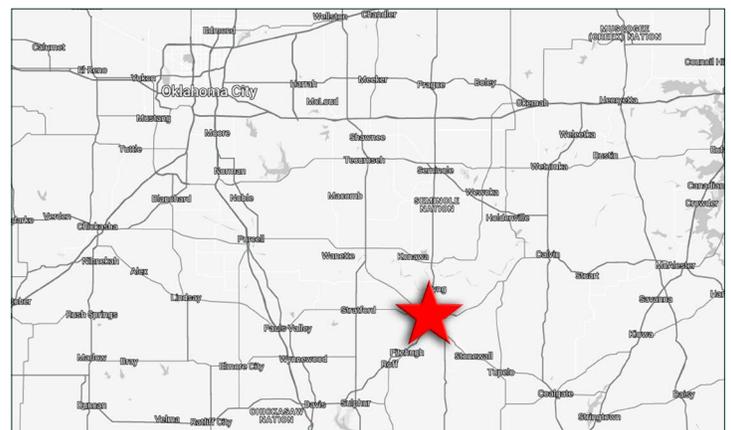
- Directly across from Bomgar & Hobby Lobby anchored shopping center
- Adjacent to new Xpress Wellness Urgent Care
- Located 2 miles from the Chicksaw Nation Headquarters

Traffic Counts:

Arlington St (Hwy-1): 17,400 VPD (ODOT 2022)
Country Club Rd: 12,700 VPD (ODOT 2022)

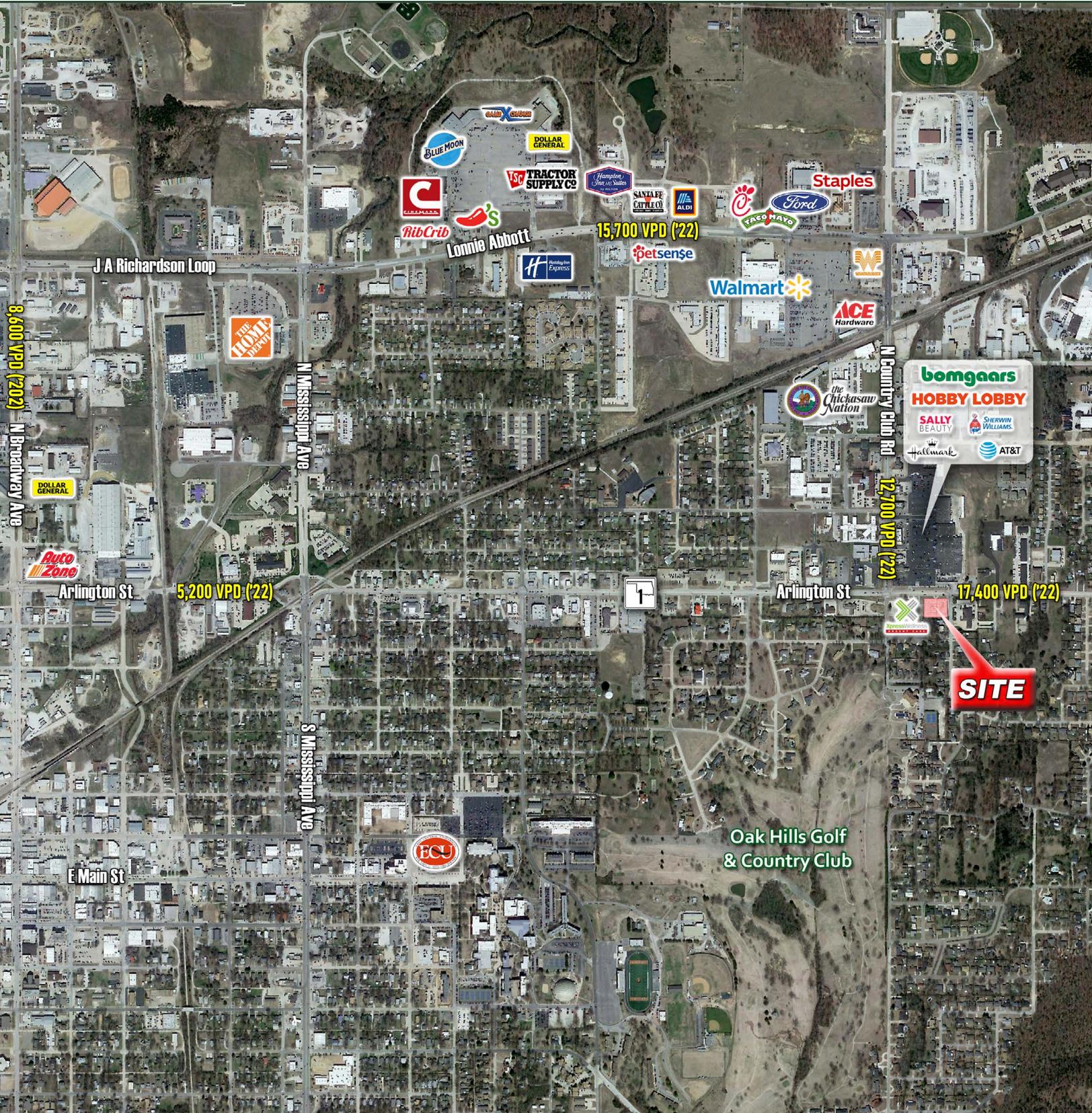
Demographics:

	1 Mile	3 Miles	5 Miles
2022 Population	5,115	18,527	25,133
Avg. HH Income	\$77,686	\$73,890	\$77,733
Daytime Population	7,322	23,869	30,072



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