



Location:

SEC Sunnyslane Rd & I-240

Property Highlights:

- Ground Lease
- 5.57 AC Available (with the potential to grow into multiple QSR Sites)
- Zoned Commercial (Broker will get clarification on zoning)
- Near the Expanding Oklahoma Heart Hospital
- Direct Access to I-240 Frontage Road, with Highway Visibility

Sale Price:

Call Broker for Details

Traffic Counts:

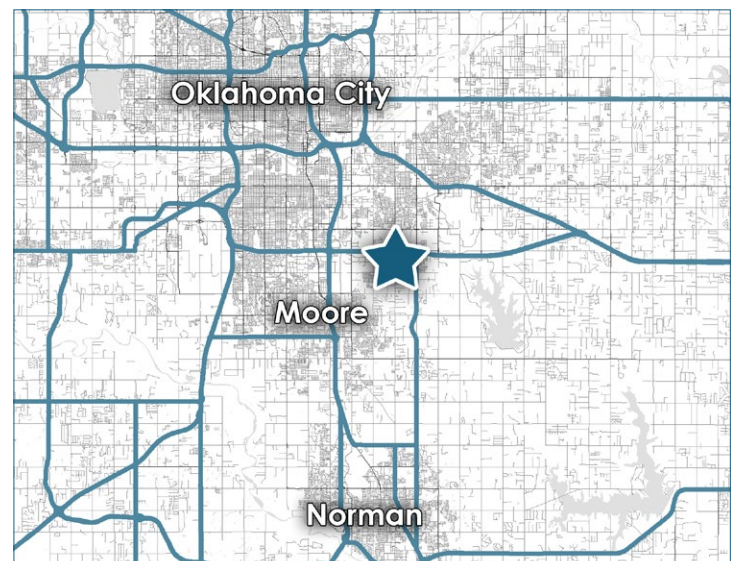
Sunnyslane Rd (N of I-240): 13,300 VPD ('21) (Source: OKDOT)

Sunnyslane Rd (S of I-240): 6,300 VPD ('21) (Source: OKDOT)

John Kirkpatrick Tpke: 45,380 VPD ('21) (Source: OKDOT)

Demographics:

	1 Mile	3 Miles	5 Miles
2022 Population	3,991	43,888	132,554
Daytime Population	4,122	36,285	126,952
Avg. HH Income	\$98,066	\$83,177	\$72,904



For More Information:

Ryan C. Storer | (405) 464-2385
ryan.storer@plainscre.com

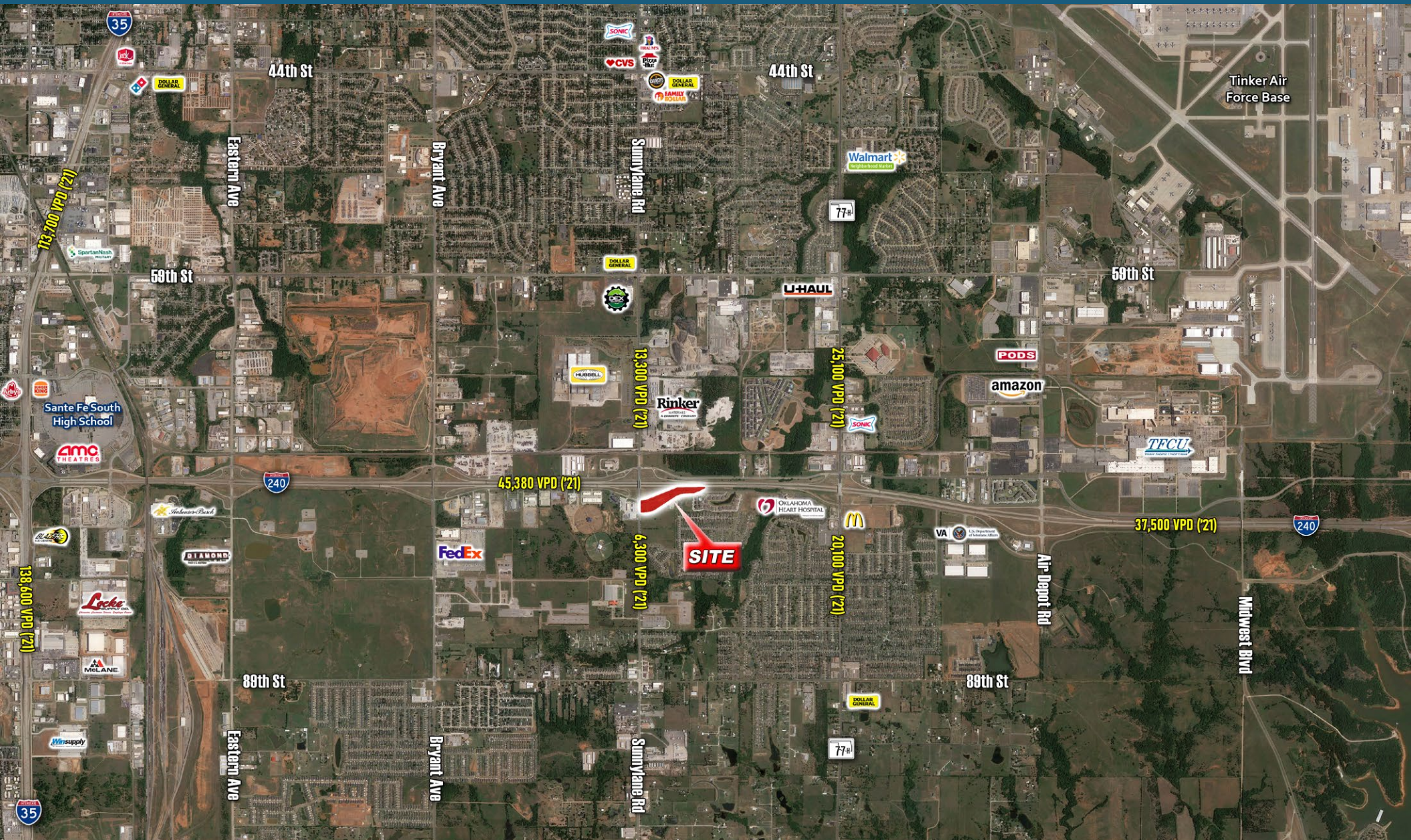
Jake Hinckley | (405) 657-0096
jake.hinckley@plainscre.com



PLAINS

Commercial Real Estate

5.57 AC AVAILABLE FOR GROUND LEASE
SEC Sunnyslane Rd & I-240



Jake Hinckley | (405) 657-0096
jake.hinckley@plainscre.com

Ryan C. Storer | (405) 464-2385
ryan.storer@plainscre.com

The information contained herein is deemed reliable; however, no warranties, guarantees or representations are made as to the accuracy thereof. The presentation of this information is submitted subject to change in conditions.