

Location:

SEC Sunnyside 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:

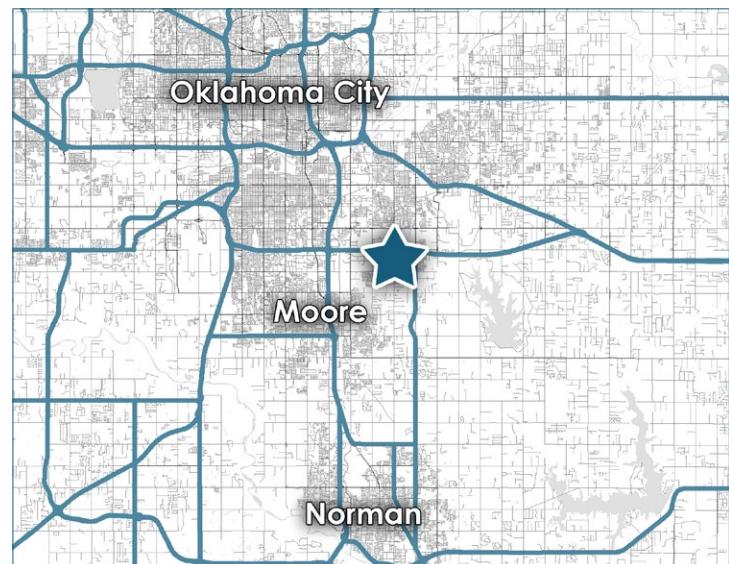
Sunnyside Rd (N of I-240): 13,300 VPD ('21) (Source: OKDOT)

Sunnyside 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 Sunnyside Rd & I-240



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

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

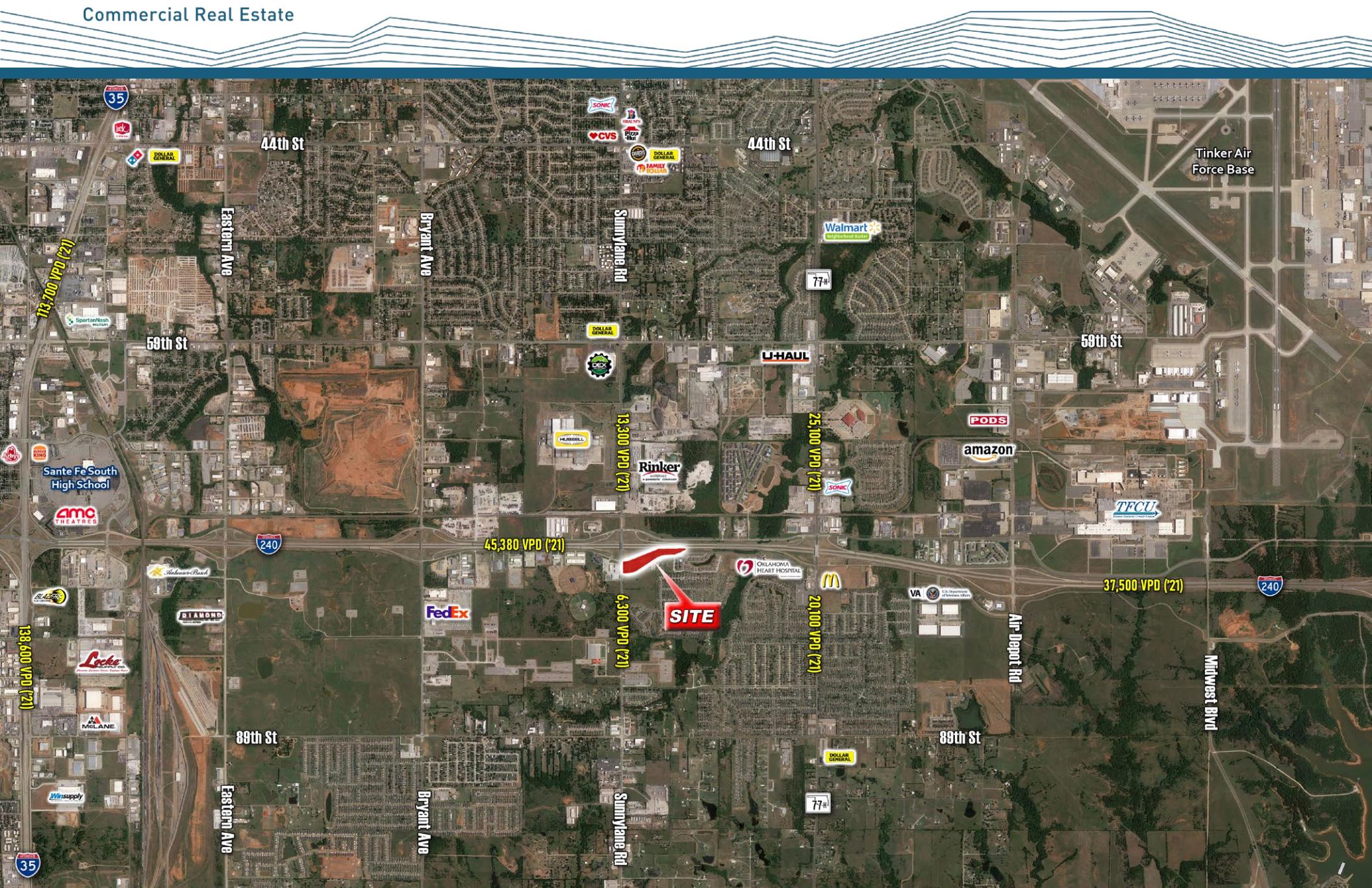
The information contained herein is deemed reliable; however, no warranties, guarantees or representations are made as to the accuracy thereof. The presentation of this information is submitted subject to change in conditions.

PLAINS

Commercial Real Estate

5.57 AC AVAILABLE FOR GROUND LEASE

SEC Sunnyside 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.