



Size:

- 0.81 Acres

Property Highlights:

- Near the Oklahoma State Campus
- High Traffic Area
- Across from new 7 Eleven
- Other national retailers at this intersection include TJ Maxx, Homeland, Old Navy, JoAnn, Ulta, IHOP, Chili's, McDonald's, Golden Chicks, and Starbucks

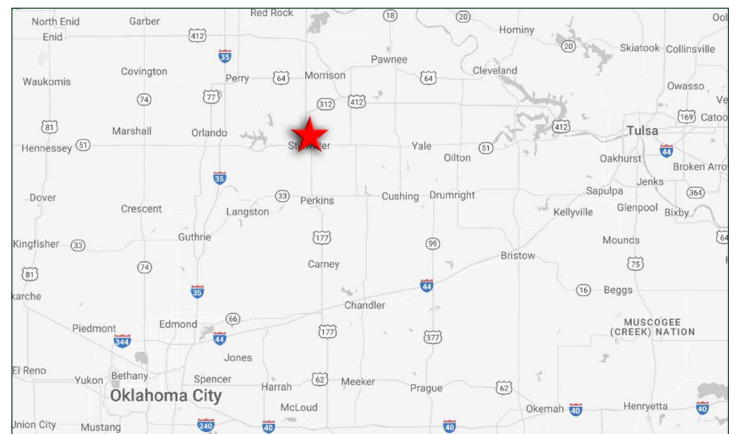
Traffic Counts:

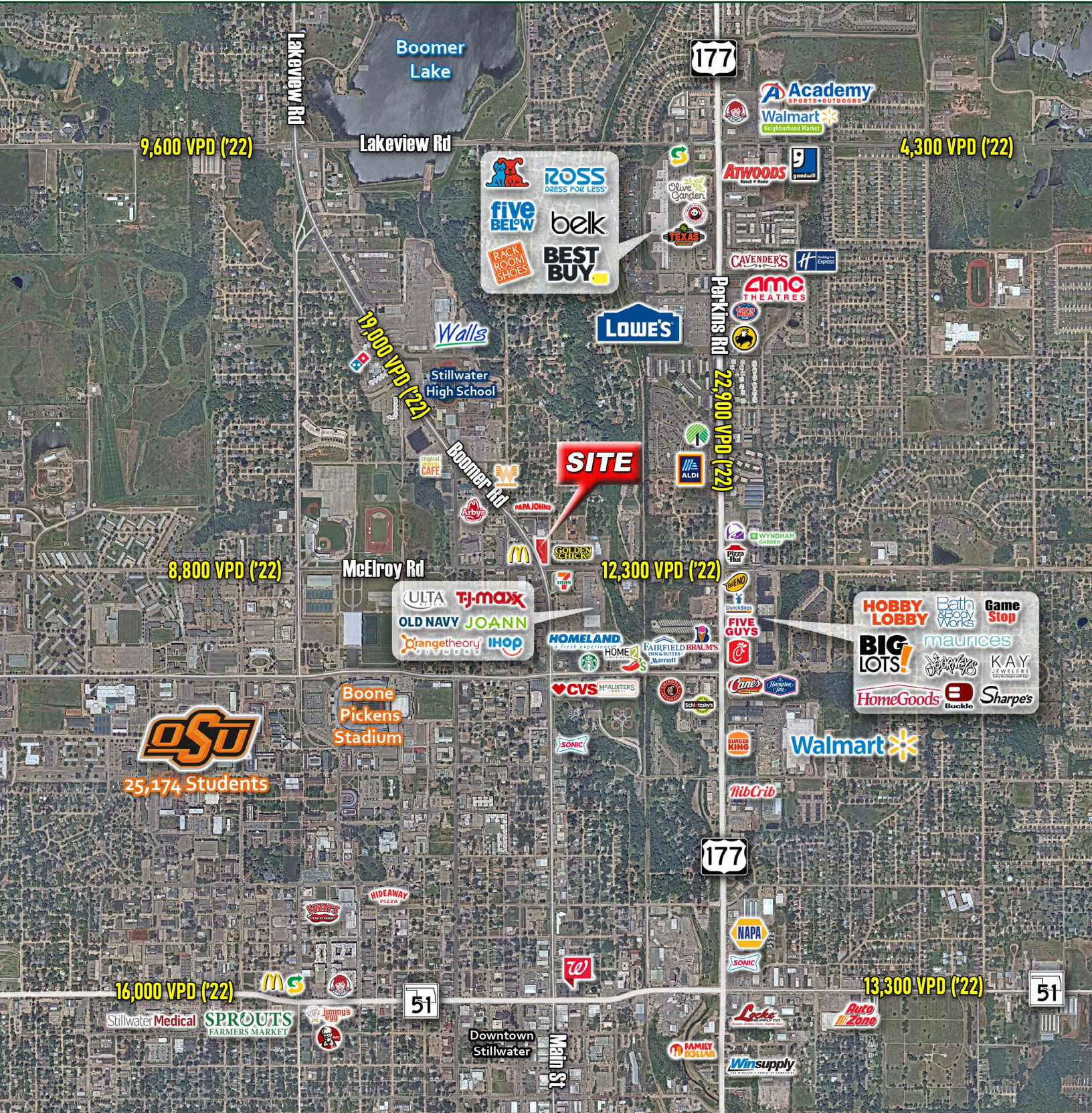
Boomer Rd: 13,400 VPD (ODOT 2022)

McElroy Rd: 12,300 VPD (ODOT 2022)

Demographics:

	1 Mile	3 Miles	5 Miles
2024 Population	13,243	40,247	53,423
Daytime Population	29,737	53,972	62,910
Average HH Income	\$39,893	\$50,524	\$67,568





Eddie Cook | ecook@tallgrasscap.com
M: 405.757.5960 | O: 405.840.0000

Baker Burns | bburns@tallgrasscap.com
M: 405.517.7237 | O: 405.840.0000

