

## I-240 & S SUNNYLANE RD - LAND PARCEL

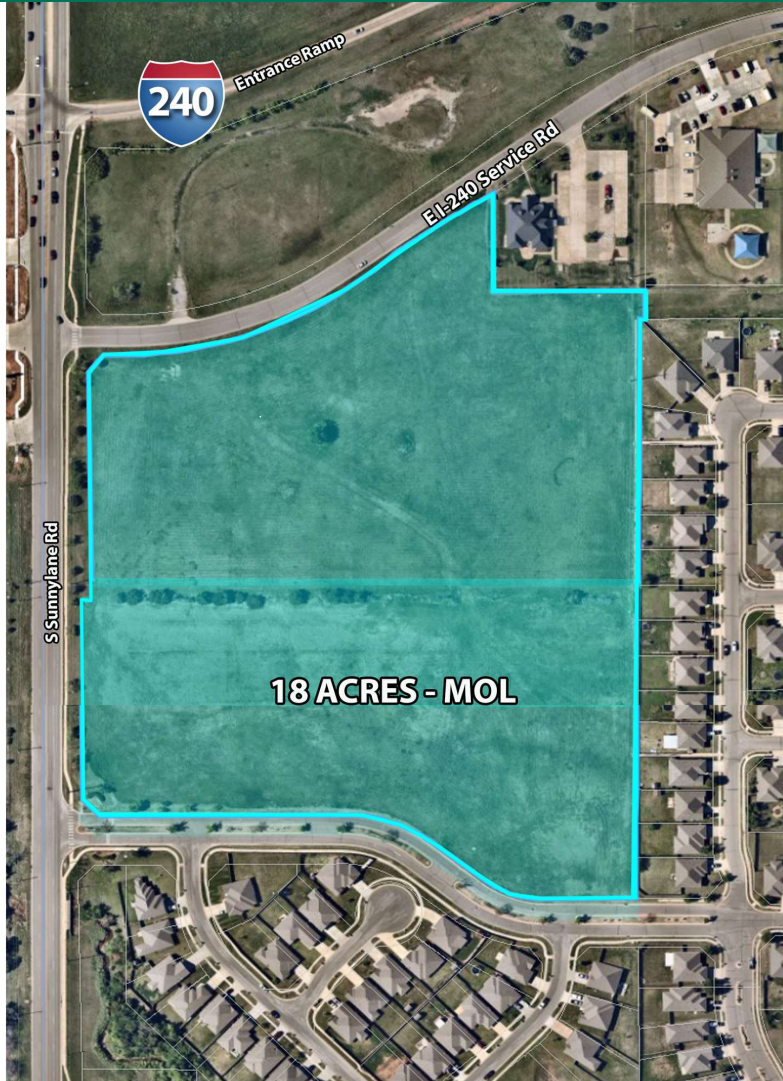
I-240 & S SUNNYLANE RD, OKLAHOMA CITY, OK 73135



**ROSHA WOOD**  
Retail Specialist  
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**Sale Price**  
Negotiable

**Lease Rate**  
Negotiable



### PROPERTY HIGHLIGHTS

- Located on the east side of Sunnyslane Rd, immediately south of Interstate 240, offering great visibility and easy access on/off I-240. Construction is completed expanding the highly traveled Sunnyslane Rd to 4 lanes, running south from Interstate 240 to SE 89th St, to better serve this growing area. Excellent location for retail or general commercial use. All utilities to the Site.
- Neighbors in immediate area are: Value Place extended stay hotel, Valero, Excel Express, 240 Sports Complex, Horizon Daycare, Dolese, Schlumberger, SW Electric and Quad Graphics. One mile east is Oklahoma Heart Hospital, Popeye's Chicken, McDonald's, ProBuild, OnCue and Lumber 2. "The Landing", 252 apartments.
- Sunnyslane Rd lane expansion and road resurfacing will increase the traffic on this corridor, used by daily commuters to and from Oklahoma City, Moore and Norman.
- Mercy Hospital expansion, located just west of I-240 & Sooner Rd, is completed.

### OFFERING SUMMARY

<b>Sale Price:</b>	Negotiable
<b>Lease Rate - GROUND LEASE:</b>	Negotiable
<b>Available SF:</b>	18 Acres
<b>Lot Size:</b>	18 Acres - MOL (option to divide) Willing to Sell Individual Pad Sites
<b>*Zoning:</b>	I-1

\* Conducive for multiple uses such as a mixed-use retail development, medical offices and facilities, as well as restaurant concepts.

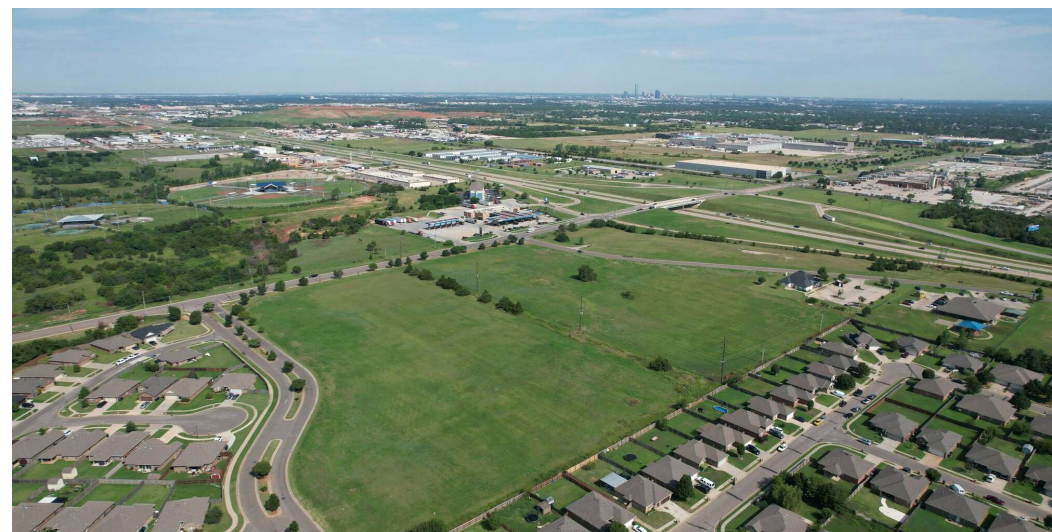
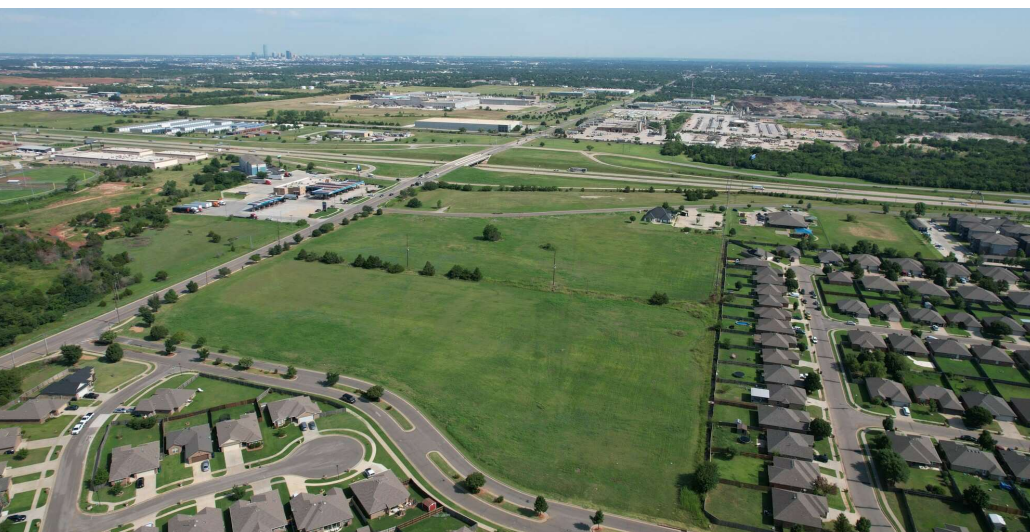
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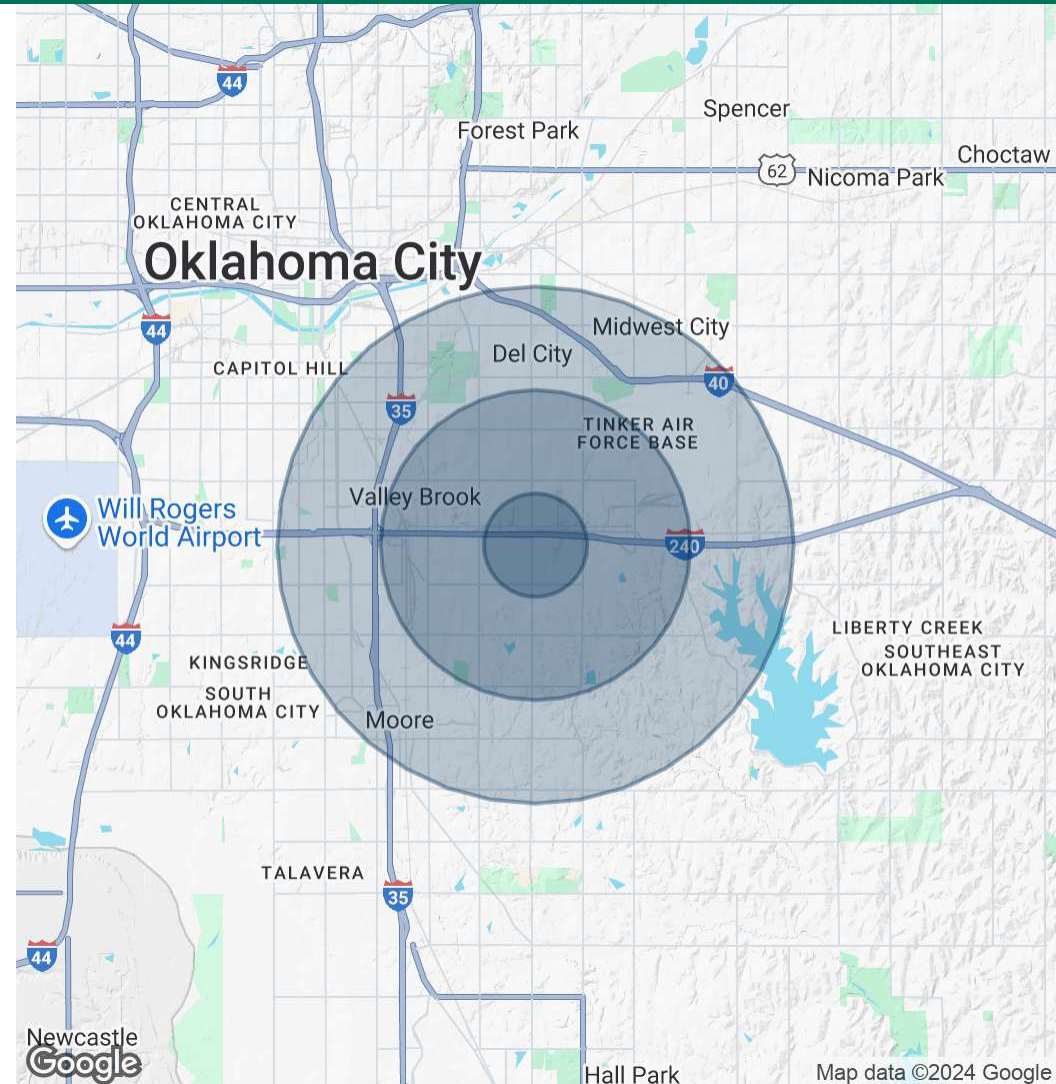
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,805	39,152	112,770
Average Age	28.1	30.9	32.0
Average Age (Male)	28.7	29.7	31.1
Average Age (Female)	28.1	31.8	33.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,010	13,932	41,986
# of Persons per HH	2.9	2.8	2.7
Average HH Income	\$56,286	\$56,199	\$52,693
Average House Value		\$118,312	\$110,187

2020 American Community Survey (ACS)

12102024



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