

I-240 FRONTAGE - FOR LEASE/GROUND LEASE

820 W I-240 Service Road | Oklahoma City, OK 73139



- ◆ RETAIL SPACE: 34,080 SF AVAILABLE FOR LEASE
- ◆ PAD SITE: .73 ACRES AVAILABLE FOR GROUND LEASE
- ◆ LEASE RATE: CALL FOR PRICING
- ◆ PYLON SIGN: LARGE SIGN ON WESTERN AVE.
- ◆ PYLON SIGN: LARGE SIGN ON I-240
- ◆ CEILING CLEAR HEIGHT: 15'10"
- ◆ MEZZANINE SF: 763 SF
- ◆ LOADING: 1 DOCK DOOR
- ◆ ACCESS: BOTH I-240 & WESTERN AVE

The property wraps the hard corner of I-240 and Western Ave. providing access off both major streets. The property also has 2 very large pylon signs on each I-240 and Western Ave. Direct access to the eastbound I-240 access ramp is easy and convenient. Area retailers within a mile include: Marshall's, Michael's, Ross, Old Navy, PetSmart, Five Below, Northern Tool, Saltgrass Steak House, Charleston's and Starbuck's. Retail space can be leased without pad site being leased.

TRAFFIC COUNTS

120,600 VPD on I-240 | 21,200 VPD on Western Ave

2025 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	10,648	114,502	224,219
DAYTIME POPULATION	14,268	97,634	190,656
MEDIAN HH INCOME	\$41,156	\$54,774	\$59,772

ALAINA MCGLOTHLIN BOREN, CCIM
405.204.1088
ALAINA@PEGASUSOK.COM

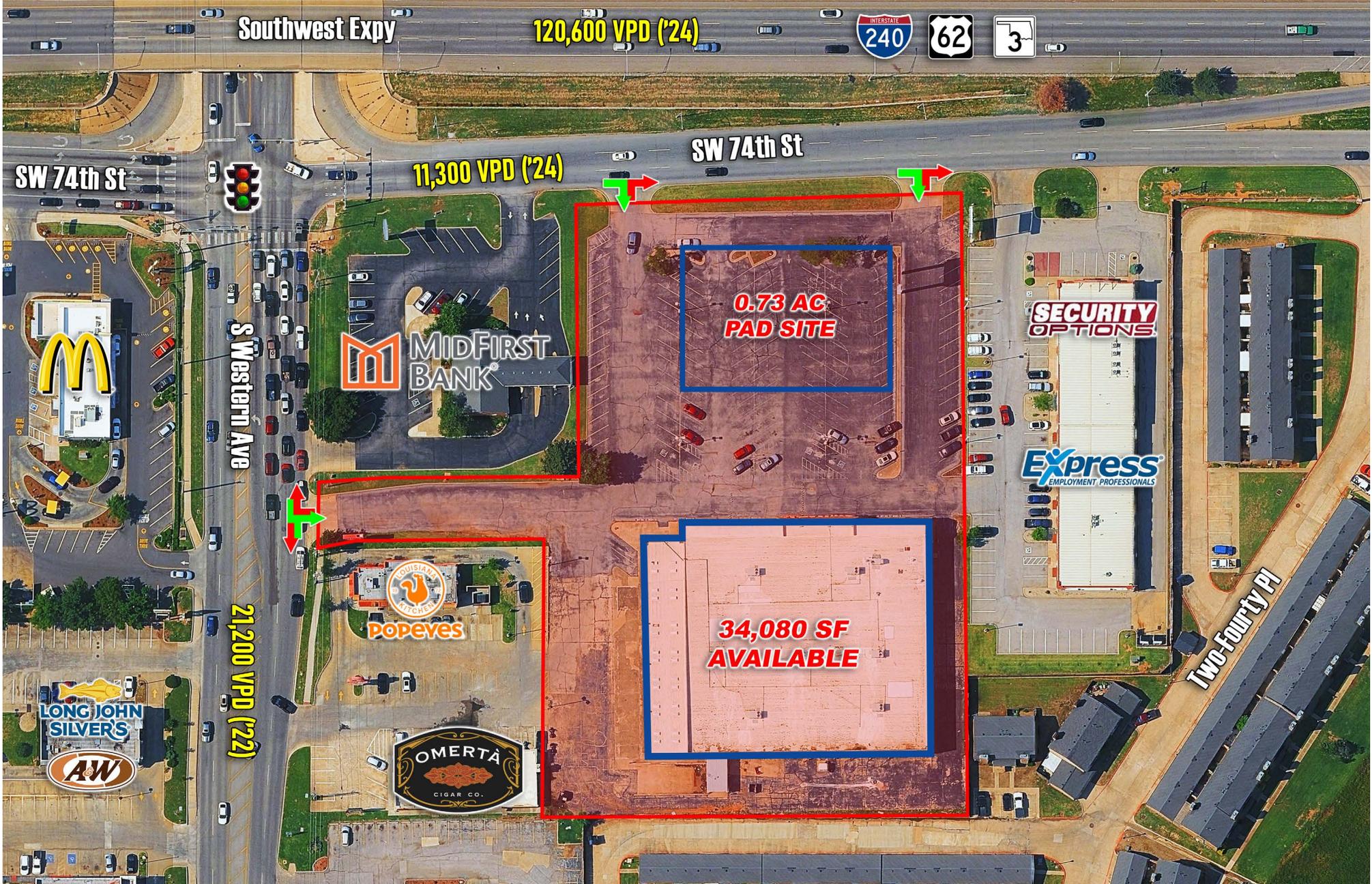
JEN TOMLIN
405.795.4909
JEN@PEGASUSOK.COM

6305 WATERFORD BLVD, STE 460, OKLAHOMA CITY, OK 73178
405.204.1088
PEGASUSOK.COM



SITE AERIAL

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6305 WATERFORD BLVD, STE 460, OKLAHOMA CITY, OK 73118
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OKLAHOMA REAL ESTATE COMMISSION

DISCLOSURE TO SELLER OR BUYER OF BROKERAGE DUTIES, RESPONSIBILITIES AND SERVICES

This notice may be part of or attached to any of the following:

- Buyer Brokerage Agreement, Listing Brokerage Agreement, Option Agreement, Sales Agreement, Exchange Agreement, Other

1. Duties and Responsibilities. A Broker who provides Brokerage Services to one or both parties shall describe and disclose in writing the Broker's duties and responsibilities prior to the party or parties signing a contract to sell, purchase, option, or exchange real estate.

A Broker shall have the following duties and responsibilities which are mandatory and may not be abrogated or waived by a Broker, whether working with one party, or working with both parties:

- A. treat all parties to the transaction with honesty and exercise reasonable skill and care;
B. unless specifically waived in writing by a party to the transaction:
1) receive all written offer and counteroffers;
2) reduce offers or counteroffers to a written form upon request of any party to a transaction; and
3) present timely all written offers and counteroffers.
C. inform, in writing, the party for whom the Broker is providing Brokerage Services when an offer is made that the party will be expected to pay certain closing costs, Brokerage Service costs and the approximate amount of the costs;
D. keep the party for whom the Broker is providing Brokerage Services informed regarding the transaction;
E. timely account for all money and property received by the Broker;
F. keep confidential information received from a party or prospective party confidential.
G. disclose information pertaining to the Property as required by Residential Property Condition Disclosure Act;
H. comply with all requirements of the Oklahoma Real Estate Code and all applicable statutes and rules;
I. when working with one party or both parties to a transaction, the duties and responsibilities set forth in this section shall remain in place for both parties.

2. Brokerage Services provided to both parties to the transaction. The Oklahoma broker relationships law (Title 59, Oklahoma Statutes, Section 858-351 – 858-363) allows a real estate Firm to provide brokerage services to both parties to the transaction.

3. Broker providing fewer services. If a Broker intends to provide fewer Brokerage Services than those required to complete a transaction, the Broker shall provide written disclosure to the party for whom the Broker is providing services.

4. Confirmation of disclosure of duties and responsibilities. The duties and responsibilities disclosed by the Broker shall be confirmed in writing by each party in a separate provision, incorporated in or attached to the contract to purchase, option or exchange real estate.

I understand and acknowledge that I have received this notice on _____ day of _____, 20_____.

(Print Name) _____ (Signature) _____

(Print Name) _____ (Signature) _____