

S. Garnett Rd. Pad Site Available

1036 S. Garnett Rd.

www.walmancommercial.com

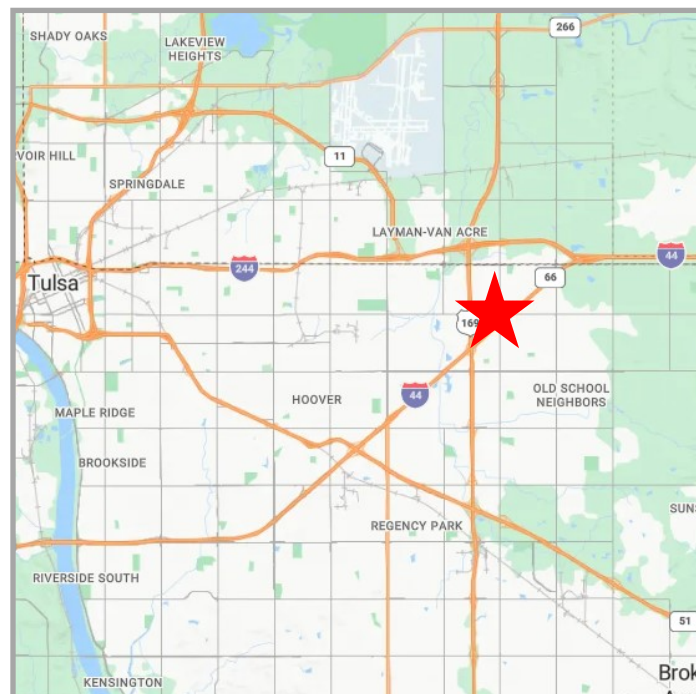
918-481-8888



- Approximately 2.68 acre site, with 165' of frontage on S. Garnett.
- High visibility to I-44
- Site can be split to meet your needs.
- Easy highway accessibility
- Over 70,000 people live within 3 miles of the site!
- Strong daytime population with multiple employers and schools nearby.



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All statements herein are for informational purposes only and are believed to be reliable; however, no warranty or representation is made to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.

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- Center turn lane along S. Garnett Rd., in front of property.
- Two existing pylon signs on property.
- Two ingress/egress points along S. Garnett Rd.
- Former hotel site with all utilities to site.

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population:	11,975	77,454	149,612
Households:	4,325	28,292	58,703
Avg. H.H. Income:	\$60,312	\$61,687	\$66,762
Traffic Counts:	S. Garnett Rd - 11,887 vpd		

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