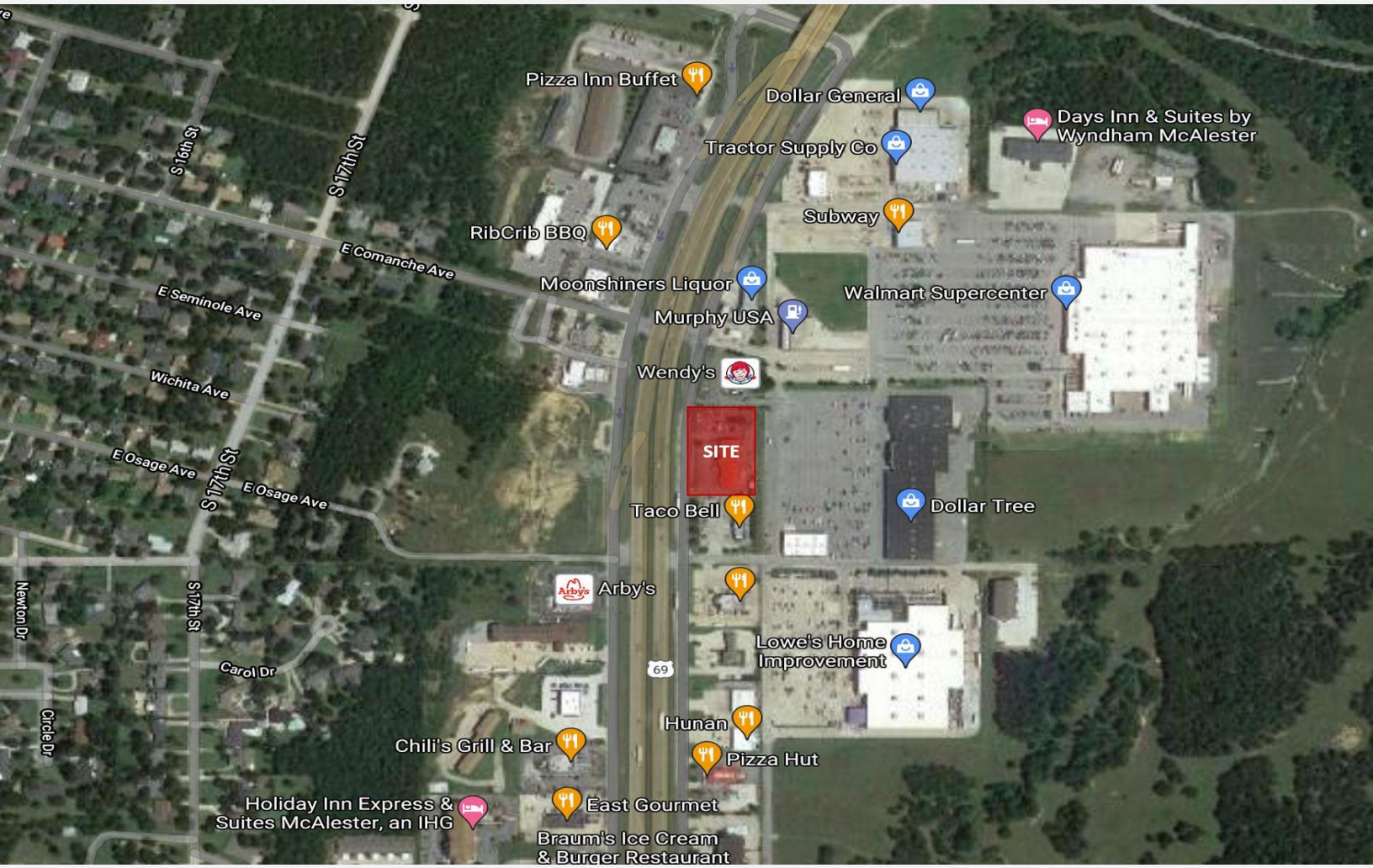


FOR LEASE

Ground Lease or Build-To-Suit

506 S. George Nigh Expressway | McAlester, OK



PROPERTY OVERVIEW:

Pad Size: +/-51,400 SF or 1.18 acres

High Traffic Counts: 25k VPD on US Hwy. 69

Access: Two approaches to S. George Nigh Service Rd.

Zoning: C5 - Highway Commercial / Recreation District

Traffic Generators: Eastern Oklahoma State College, Kiamichi

Tech, Choctaw Casino

Major Employers: McAlester Army Ammunition Plant,

McAlester Regional Medical Center

Area Retailers: Wal-Mart, Lowe's, Taco Bell, Wendy's, Denny's,

Pizza Hut, Arby's, Braum's

AREA DEMOGRAPHICS:

RADIUS:	POPULATION:	MEDIAN HH INCOME:	DAYTIME EMPLOYEES:
1 mi	2,580	\$54,960	2,599
3 mi	18,104	\$50,258	12,082
5 mi	22,549	\$51,403	13,224