

PAD SITE (WAL-MART SHADOW)

Ground Lease or Build-To-Suit

5213 SE 15th St. | Del City, OK



PROPERTY OVERVIEW:

Pad Size: +/-46,609 SF or 1.07 acres

Traffic Counts: +17K VPD SE 15th & +14K VPD S. Sooner Rd.

Zoning: AC – Arterial Commercial

Traffic Generators: High traffic retail centric intersection;

INTEGRIS Community Hospital

Major Employers: Tinker AFB, Integris Health, State of Oklahoma

Area Retailers: Wal-Mart, Home Depot, Family Dollar, Chick-Fil-A, Murphy USA, Dutch Bros., Starbucks, Wendy's, Casey's

AREA DEMOGRAPHICS:

RADIUS:	POPULATION:	MEDIAN HH INCOME:	DAYTIME EMPLOYEES:
1 mi	8,417	\$45,724	4,461
3 mi	68,172	\$50,475	26,269
5 mi	135,523	\$50,446	81,045