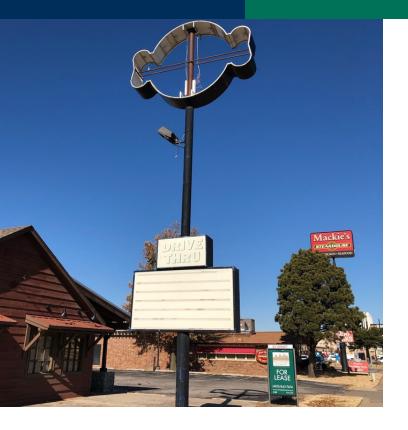


Ground Lease or Build to Suit | For Lease

1223 S Meridian Ave, Oklahoma City, OK 73108





LAND SPACE NOW AVAILABLE

Lot Size:

Lease Rate:	\$75,000 per year
Available SF:	32,500 SF

3312022

0.75 Acres

PROPERTY OVERVIEW

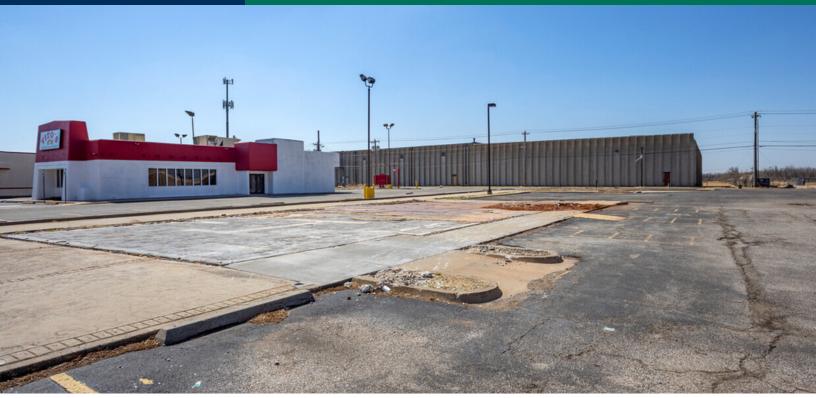
Former Rib Crib Restaurant building has been removed. The Lot is being offered as a Ground Lease or Build to Suit along S. Meridian just south of Interstate 40. Pylon signage along this heavily trafficked stretch of S. Meridian with over 25,000 VPD.

Excellent location for mutual uses - Retail and Office alike in this strong area of hotel traffic just north of Will Rogers Airport.

Monument sign with strong visibility available.



Ground Lease or Build to Suit | For Lease



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,498	185,234	588,635
Average Age	34.1	32.4	35.0
Average Age (Male)	33.9	31.8	34.0
Average Age (Female)	35.3	33.4	36.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
HOUSEHOLDS & INCOME Total Households	1 MILE 595	5 MILES 70,187	10 MILES 233,834
Total Households	595	70,187	233,834
Total Households # of Persons per HH	595 2.5	70,187	233,834



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