



Location:

NWC of I-40 & Red Wheat Dr

Property Highlights:

- Anchor Tenant Redevelopment in Clinton, OK
- 95,487 SF Building on 14.1 Acres
- Outparcels available for Lease
- Ideally located within Clinton's main retail trade area
- Highway Exit to be redeveloped for better traffic flow
- Close proximity to Water-Zoo Indoor Water Park and to Clinton High School
- Nearby retailers include Atwoods, Dollar Tree, Dollar General, Braums, McDonald's & Taco Mayo
- Call for Pricing

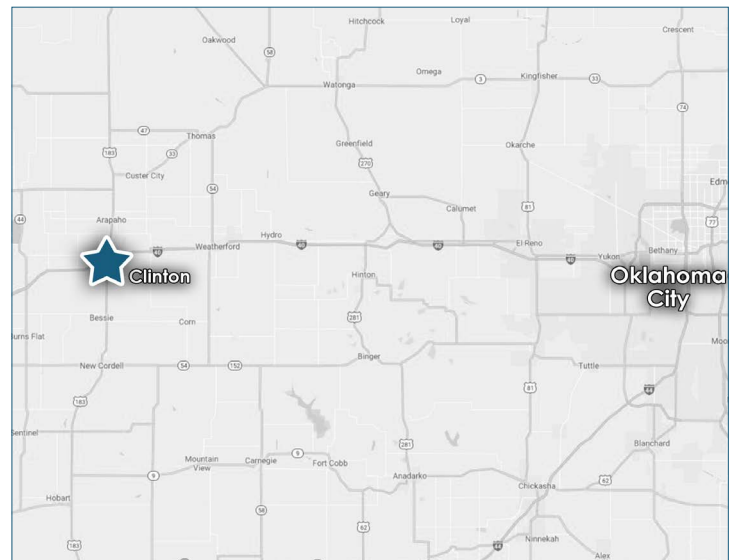
Traffic Counts:

Interstate 40: 21,000 VPD ('18)

Gary Blvd/Business 40: 9,000 VPD ('18)

Demographics:

	1 Mile	3 Miles	5 Miles
2019 Population	3,300	9,595	10,485
Daytime Pop.	3,388	11,240	12,501
Avg. HH Income	\$72,842	\$62,265	\$62,942



For More Information:

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The information contained herein is deemed reliable; however, no warranties, guarantees or representations are made to the accuracy thereof. The presentation of this information is submitted subject to change in conditions and price, corrections, errors, and omissions, and/or withdrawal without notice.

PLAINS

Commercial Real Estate

FOR LEASE | ANCHOR SPACE & PAD SITES
2501 Red Wheat Dr, Clinton, OK 73601



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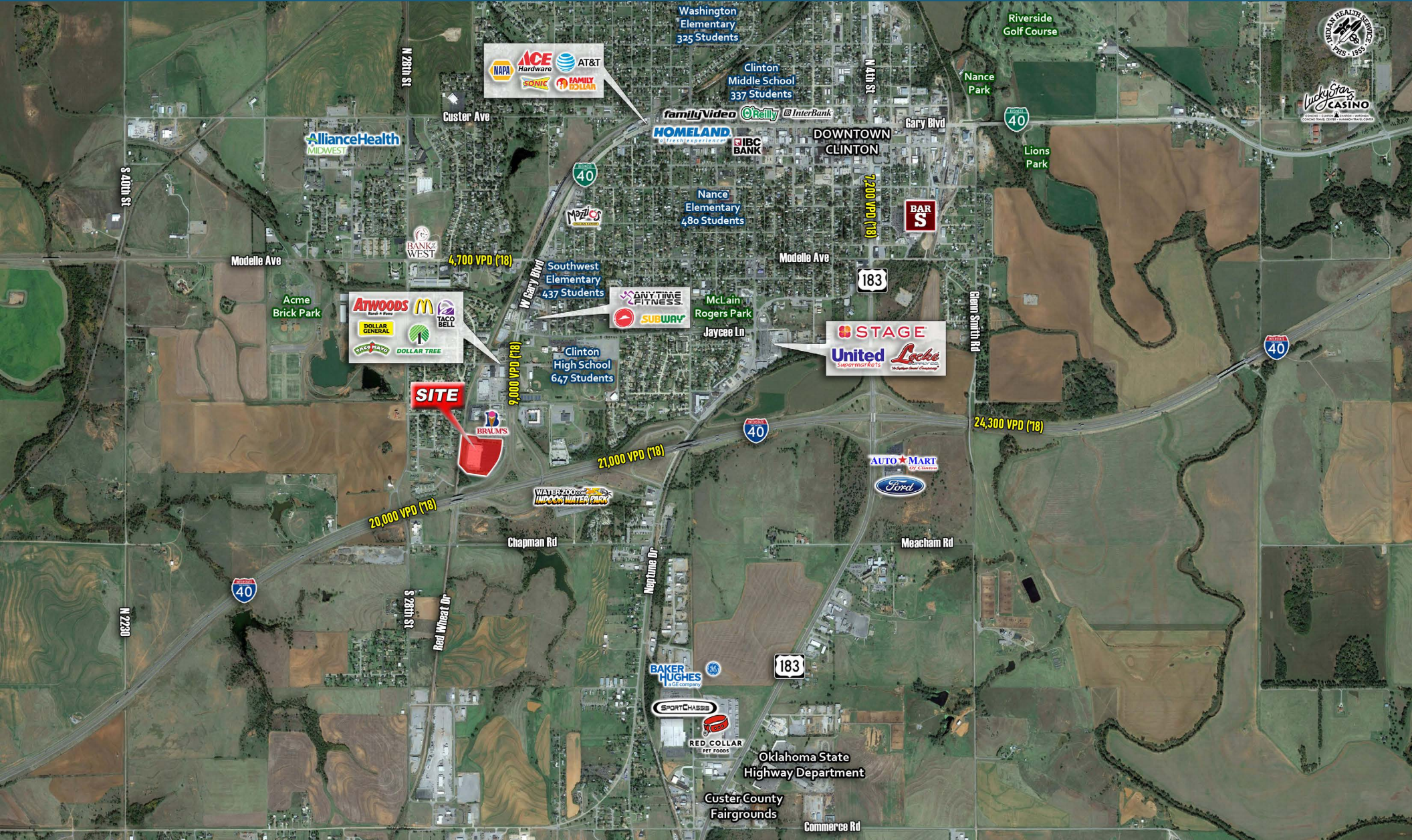
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