

PAD READY AVAILIBTY IN OAKWOOD

Martin Road and Falcon Parkway Oakwood



Pad B - 1.63 AC Available for Sale or Lease

PROPERTY HIGHLIGHTS

- Pad B 1.63 AC available - zoned C-2 commercial
- Co-tenants include: Wendy's, Christian Brothers Automotive, Circle K and a national daycare
- Pad ready for development (rough graded, utilities on site, master detention in place)
- Three (3) access points - full access point on Martin Road, right-in/ right-out access on Martin Rd, and right-in/right-out on Falcon Pkwy
- Over 1,000 residents live directly behind the retailpads (632 class- A multi-family units and 150 class-A townhomes) which will be fully occupied before the end of the year
- Traffic Counts: Martin Road 13,150 VPD
Falcon Pkwy - 15,000 VPD

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Population Density	28,660	72,614	273,643
Average HH Income	\$90,201	\$98,150	\$102,352

EXCLUSIVE AGENT
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Site Plan | Martin Road and Falcon Parkway Oakwood



PAD	TENANT	AC
A	National Daycare	1.68
B	Available	1.63
C	Christian Brothers	1.21
D	Wendy's	1.40
E	Circle K	2.14

Property Photo | Martin Road and Falcon Parkway Oakwood

**1.63 AC - Pad Ready
Full Access**



LOCATION OVERVIEW

Martin Road and Falcon Parkway Oakwood

Located just east of interstate-985 (exit 14) in the growing commercial and Residential corridor of martin road and falcon parkway

