PAD READY AVAILABILTY IN OAKWOOD

Martin Road and Falcon Parkway, Oakwood



DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Population Density	31,537	71,863	137,630
Average HH Income	\$104,240	\$111,952	\$113,173

Pad A - 1.68 AC Pad B - 1.63 AC Available for Sale or Lease

PROPERTY HIGHLIGHTS

- Two Pads 1.6 1.7 AC available zoned C-2 Commercial (city of Oakwood)
- 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 15,086 VPD Falcon Pkwy - 15,869 VPD

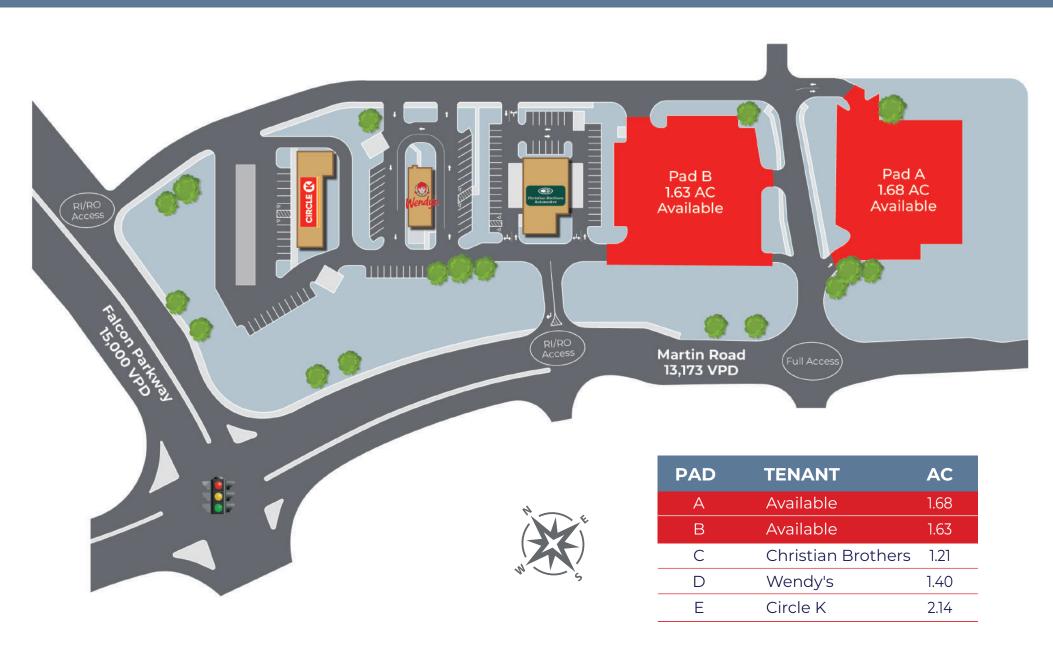
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Site Plan | Martin Road and Falcon Parkway Oakwood





Property Photo | Martin Road and Falcon Parkway, Oakwood











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

