

PAD READY AVAILABILITY IN OAKWOOD

Martin Road and Falcon Parkway, Oakwood

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



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

EXCLUSIVE AGENT
PATRICK BENTLEY
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Site Plan | Martin Road and Falcon Parkway Oakwood



Property Photo | Martin Road and Falcon Parkway, Oakwood

**1.63 AC & 1.68 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



No warranty expressed or implied has been made as to the accuracy of this information, no liability assumed for errors or omissions.

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