

DEL CREST CENTER

4701 - 4725 SE 15TH, DEL CITY, OK 73115



PROPERTY DESCRIPTION

Del Crest Center, an 55,563 SF Neighborhood Shopping Center, is strategically positioned on the northeast corner of SE 15th Street & Vickie Drive, just two blocks from the Super Wal-Mart off Sooner Road & SE 15th Street. Boasting easy access to I-40, the center presents a unique leasing opportunity for an upcoming junior anchor position, formerly occupied by Family Dollar. Anchored by Peak Fitness, BioLife Plasma, and Harbor Freight, the property enjoys a prime location in a bustling retail environment.

Del City, with its rich history and mature single-family neighborhoods, is home to Tinker Air Force Base and adjacent to Midwest City. Offering stable demographics, the area provides a resilient and established customer base. Surrounded by notable tenants like Integris, Home Depot, Academy, and Hobby Lobby, Del Crest Center benefits from a diverse retail landscape, making it an appealing destination for businesses seeking a strategic presence in this vibrant community.

In summary, Del Crest Center provides a prime commercial real estate opportunity. Its strategic location, diverse tenant mix, and the area's historical appeal make it an attractive choice for businesses looking to thrive in a well-established and growing market.

OFFERING SUMMARY

Lease Rate	\$16.00 SF/yr (NNN)
Available SF:	9,180 SF
Lot Size:	4.4 Acres
Building Size:	55,563 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 4713	\$16.00 SF/yr	9,180 SF

TRAFFIC COUNTS

SE 15th St	east	20,864
SE 15th St	west	15,200

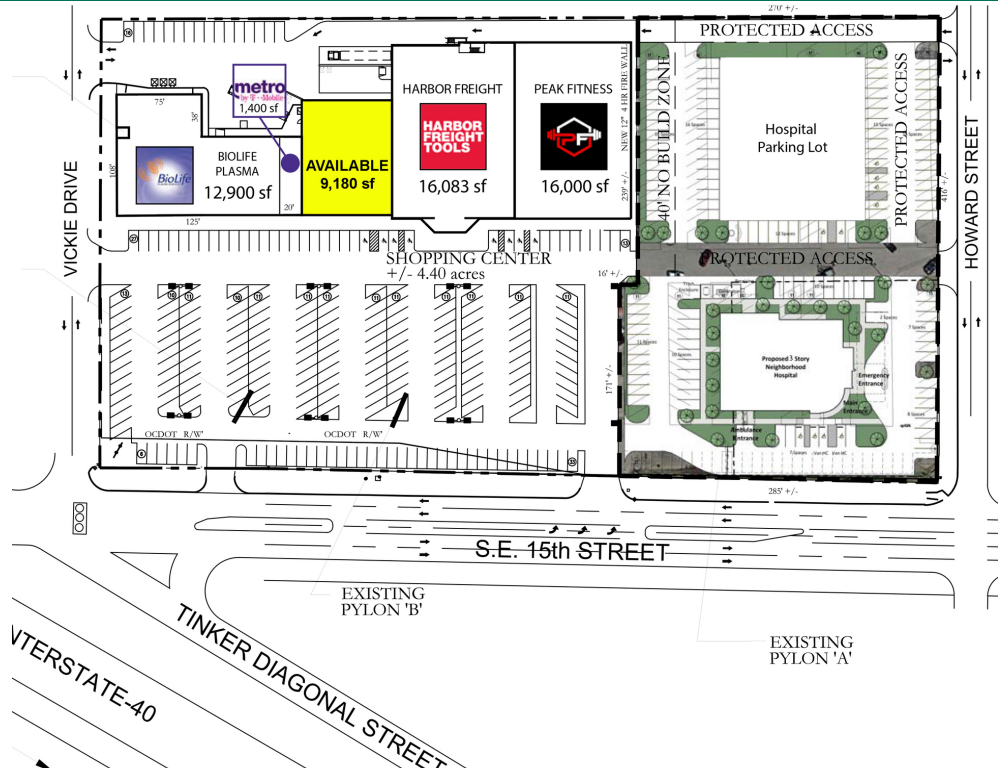
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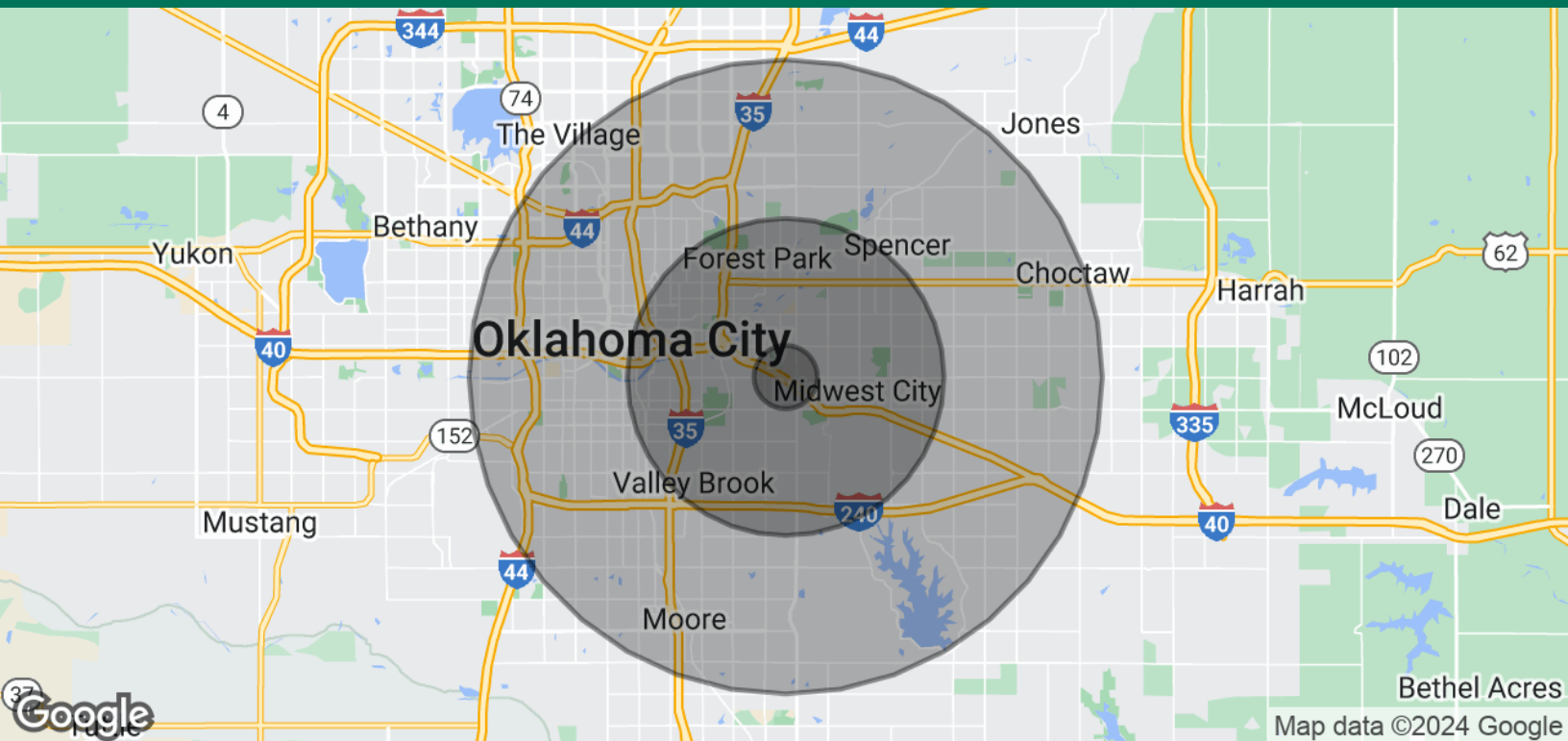
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,394	126,149	450,218
Average Age	34.3	33.0	34.1
Average Age (Male)	32.4	31.9	33.2
Average Age (Female)	35.6	34.1	35.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,902	49,771	174,831
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$45,259	\$45,658	\$51,265
Average House Value	\$76,557	\$91,307	\$129,164

* Demographic data derived from 2020 ACS - US Census

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