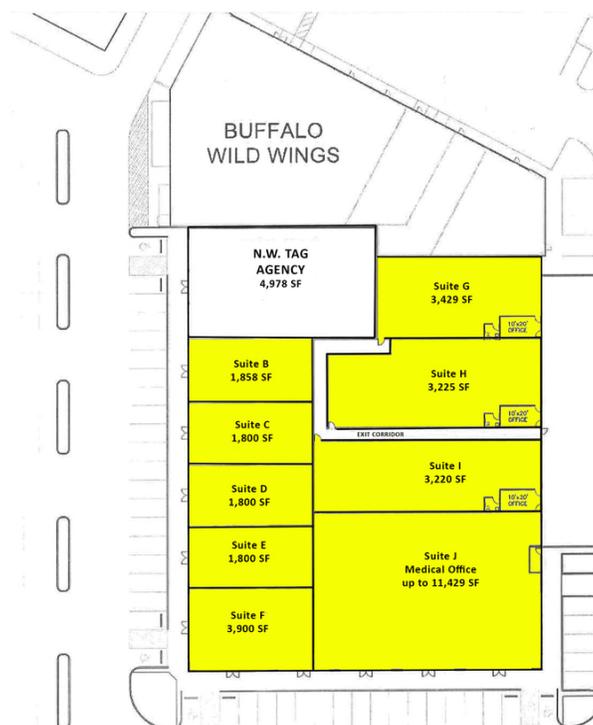


# Lakeshore Shopping Center - Pre-Leasing Available

4200 Northwest Expressway, Oklahoma City, OK 73116



## RETAIL SPACE NOW AVAILABLE

|  |                     |
|--|---------------------|
| <b>Available SF-Existing Building:</b> | 15,627 SF           |
| <b>Lease Rate:</b>                     | \$10.00 SF/yr (NNN) |
| <b>Building Size:</b>                  | 133,332 SF          |
| <b>New Building Size:</b>              | 35,200 SF           |
| <b>Pre-leasing Available:</b>          | 32,281 SF           |
| <b>Sub Market:</b>                     | Northwest           |

FOR MORE INFORMATION, CONTACT

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## PROPERTY OVERVIEW

This Center is located on the busy intersection of NW 63rd & NW Expressway. Traffic and energy are created with the co-tenancy of Academy and Planet Fitness.

With close proximity to Lake Hefner Parkway and Integris Hospital, this shopping center is visible and accessible to more than 60,000 cars per day.

Owner plans to build a new building on NW 63rd Street, south of Buffalo Wild Wings.

Pre-Leasing now available.

033117

# Lakeshore Shopping Center - Pre-Leasing Available

4200 Northwest Expressway, Oklahoma City, OK 73116



**Space Available**  
**Suite 4275 15,627 sf**

**Now preleasing**

|                  |                   |
|------------------|-------------------|
| Suite B 1,858 sf | Suite G 3,249 sf  |
| Suite C 1,800 sf | Suite H 3,225 sf  |
| Suite D 1,800 sf | Suite I 3,220 sf  |
| Suite E 1,800 sf | Suite J 11,429 sf |
| Suite F 3,900 sf |                   |

## NORTHWEST 63rd STREET

### Traffic Counts

|                |        |                           |        |
|----------------|--------|---------------------------|--------|
| NW 63rd - East | 18,932 | NW Expressway - Southeast | 60,737 |
| NW 63rd - West | 17,564 | NW Expressway - Northwest | 54,134 |

### Demographics

| Radius | Population | Average HH Income |
|--------|------------|-------------------|
| 1      | 10,208     | \$66,343          |
| 3      | 89,145     | \$69,732          |
| 5      | 255,935    | \$68,235          |

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.