

# MacArthur Shops

5801-A W Britton Rd, Oklahoma City, OK 73132



## RETAIL SPACE NOW AVAILABLE

<b>Available SF:</b>	1,400 - 2,250 SF spaces
<b>Suite A - End Cap</b>	2,250 SF
<b>Suite I</b>	1,400 SF
<b>Suite J</b>	1,400 SF
<b>Lease Rate:</b>	\$9.00 SF/yr (NNN)
<b>Lot Size:</b>	2.17 Acres
<b>Building Size:</b>	26,050 SF
<b>Year Built:</b>	1984
<b>Zoning:</b>	C-3
<b>Market:</b>	Northwest

## PROPERTY OVERVIEW

Great for office or retail. Located within walking distance of Lake Hefner trails.

Ideal location on the corner of W Britton Rd and N MacArthur Blvd. High traffic area surrounded by a quiet neighborhood. Directly north of Northwest Expressway.

New roof and HVAC installed in 2008.

Co-Tenants include: Yogi, Vita-care, Spotted Zebra, State Farm and Lake Shop.

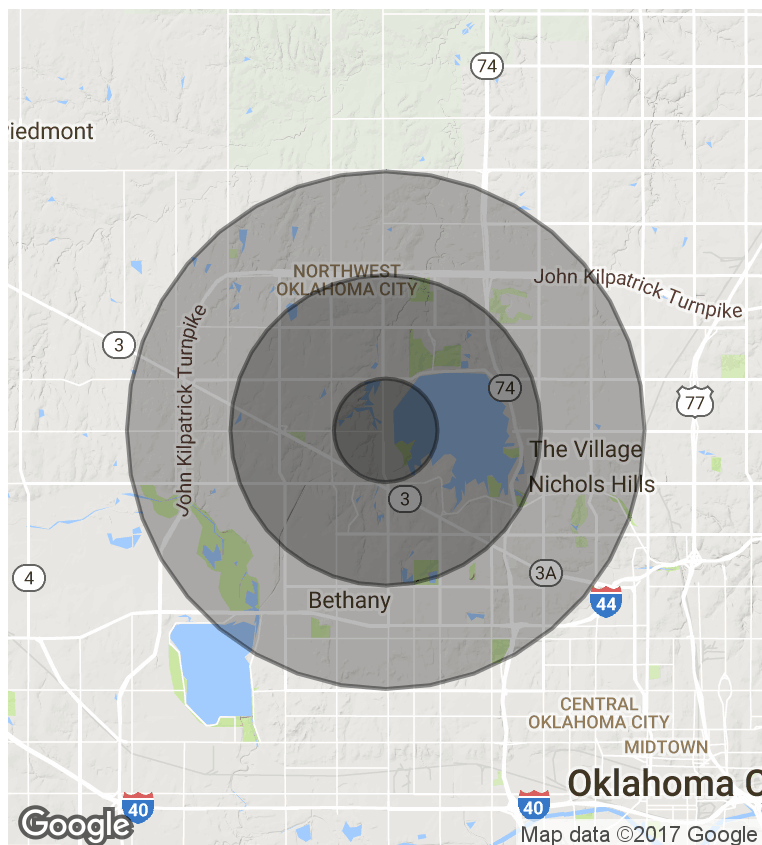
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## FOR MORE INFORMATION, CONTACT

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## DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	188,129
Population Density	188,129
Median Age	37.8
Median Age (Male)	36.3
Median Age (Female)	39.3
Total Households	80,738
# of Persons Per HH	2.3
Average HH Income	\$68,707
Average House Value	\$169,024

## TRAFFIC COUNTS (per ACOG)

N MacArthur Blvd	north	18,897
N MacArthur Blvd	south	21,198
W Britton Rd	east/west	7,216
Northwest Expwy	east	56,942
Northwest Expwy	west	44,850