

# Quailbrook Plaza

4401 West Memorial Road, Oklahoma City, OK 73134



## PRIME RETAIL AND OFFICE SPACE FOR LEASE

**Vacant:** Suite 103 - 2,300 SF

**Lease Rate:** Negotiable

**Building Size:** 90,228

**Cross Streets:** North Meridian Avenue & West Memorial Road

## MEMORIAL ROAD FRONTAGE

Located in a rapidly growing area of northwest Oklahoma City, Quailbrook Shopping Center serves several new high income housing additions. Mixed use retail/office complexes, and medical facilities.

Quailbrook sits at the intersection of Meridian and Memorial, with direct access to Kilpatrick Turnpike resulting in a heavy flow of traffic. An average of 29,000 cars pass daily along the Kilpatrick alone. Gaillardia, a private golf community is directly to the west of the center.

Mercy Health Center resides across the highway with approximately 300 beds and a recent addition, the Oklahoma Heart Hospital, specializing in heart health care.

050216

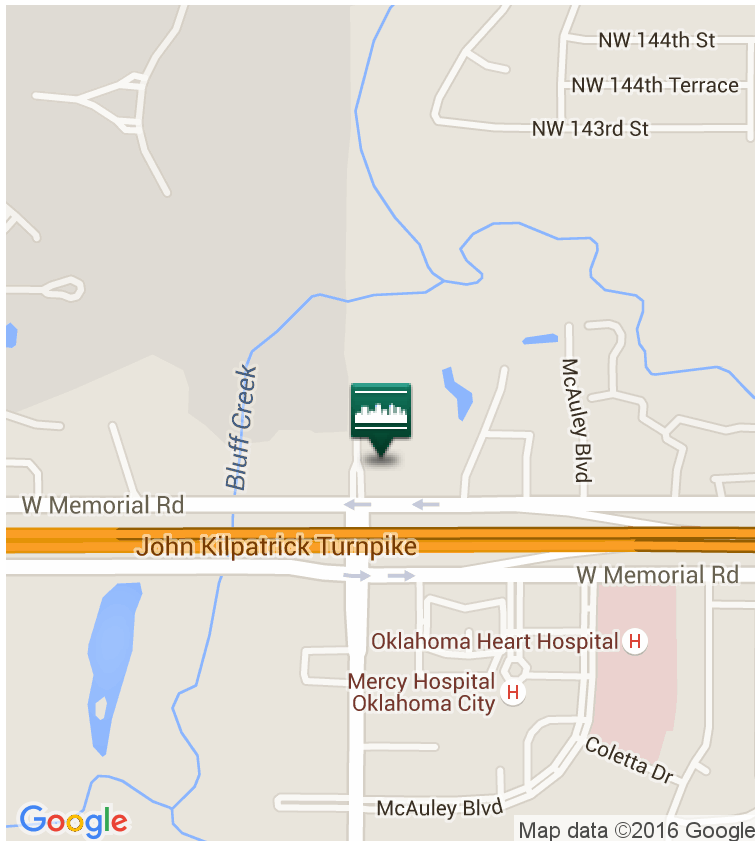
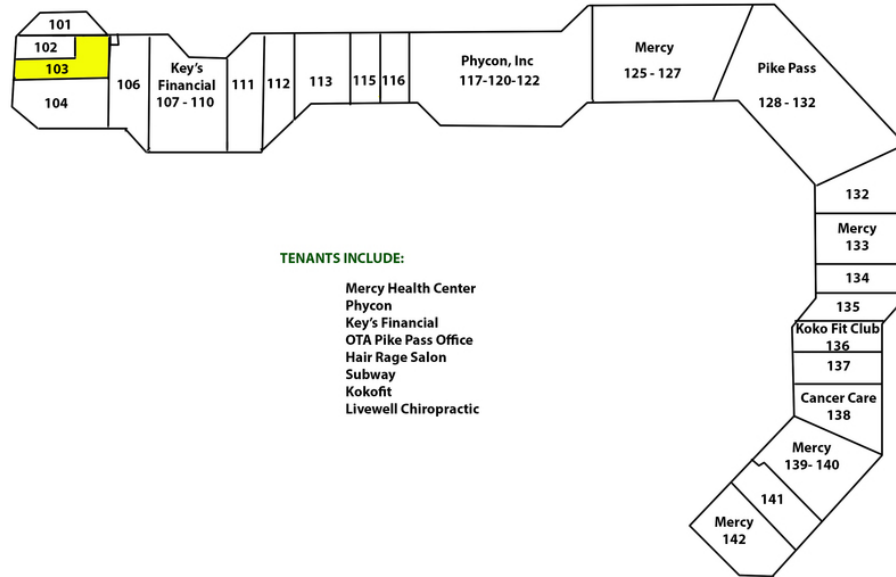
## FOR MORE INFORMATION, CONTACT

**George Williams**  
gwilliams@pricedwards.com  
405.239.1270  
210 Park Ave, Suite 1000  
Oklahoma City, OK 73102  
www.pricedwards.com

**Phillip Mazaheri, GCIM**  
pmazaheri@pricedwards.com  
405.239.1221  
210 Park Ave, Suite 1000  
Oklahoma City, OK 73102  
www.pricedwards.com

# Quailbrook Plaza

4401 West Memorial Road, Oklahoma City, OK 73134



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

Total Population	110,951
Median Age	36.6
Estimated Population	150,322
Median Age	34.3
Median Age (Female)	36.7
Total Households	186,730
# of Persons Per HH	2.4
Average HH Income	\$68,965
Average House Value	\$181,365

### TRAFFIC COUNTS (per ACOG)

Memorial Rd west of Meridian Ave	23,117
Memorial Rd east of Meridian Ave	34,741
Kilpatrick Turnpike west of Meridian Ave	44,757
Kilpatrick Turnpike east of Meridian Ave	49,491

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 the suitability of the property for your needs.