

QUAILBROOK PLAZA

4401 West Memorial Road, Oklahoma City, OK 73134



RETAIL SPACE NOW AVAILABLE

Available SF: 1,863 - 1,915 SF

Suite 134 1,863 SF

Suite 136 1,915 SF

Lease Rate: \$15.00 SF/yr (NNN)

Building Size: 90,228 SF

Cross Streets: N. Meridian Ave & W. Memorial Rd

PROPERTY OVERVIEW

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 the Oklahoma Heart Hospital, specializing in heart health care.

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GEORGE WILLIAMS, CCIM

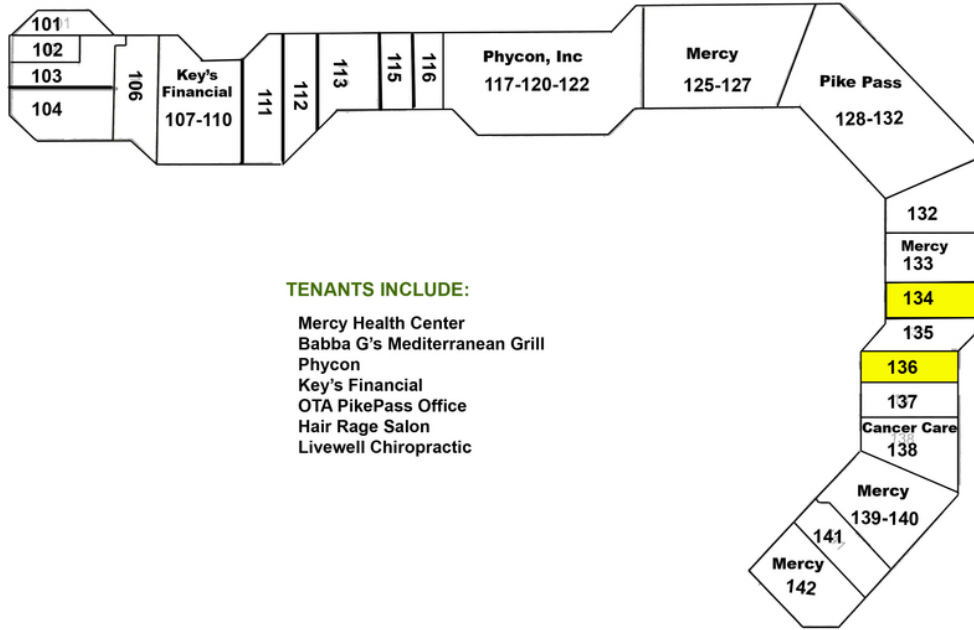
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TENANTS INCLUDE:

- Mercy Health Center
- Babba G's Mediterranean Grill
- Phycon
- Key's Financial
- OTA PikePass Office
- Hair Rage Salon
- Livewell Chiropractic



DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	449,628
Population Density	449,628
Median Age	35.6
Median Age (Male)	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	east	26,679
Memorial Rd	west	31,474
Kilpatrick Turnpike	east	49,492
Kilpatrick Turnpike	west	44,757

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The information above has been obtained from sources believe 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.