

# Springdale Shops - FOR LEASE

4493 NW 50th, Oklahoma City, OK 73112



## RETAIL SPACE NOW AVAILABLE

<b>Available SF:</b>	1,725 SF - 7,100 SF
<b>Suite 4403</b>	2,800 SF
<b>Suite 4409</b>	1,725 SF
<b>Suite 4413</b>	2,250 SF
<b>Suite 4437</b>	7,060 SF
<b>Suite 4487</b>	4,500 SF
<b>Lease Rate:</b>	\$10.00 SF/yr (NNN)
<b>Lot Size:</b>	12.18 Acres
<b>Building Size:</b>	125,368 SF

## PROPERTY OVERVIEW

Springdale is neighborhood center in an established neighborhood, ideal for retail, restaurant and service tenants. The center presently has a Dollar General, Super Mercado and Little Caesar's. A catering / banquet facility and dance studio bring in a large number of customers each week. Putnam City High School is located 1/3 mile to the west.

Recently renovated.

This center is located in northwest Oklahoma City, just 1-1/2 miles from Northwest Expressway and 1 mile from NW 39th Expressway, both major arterials.

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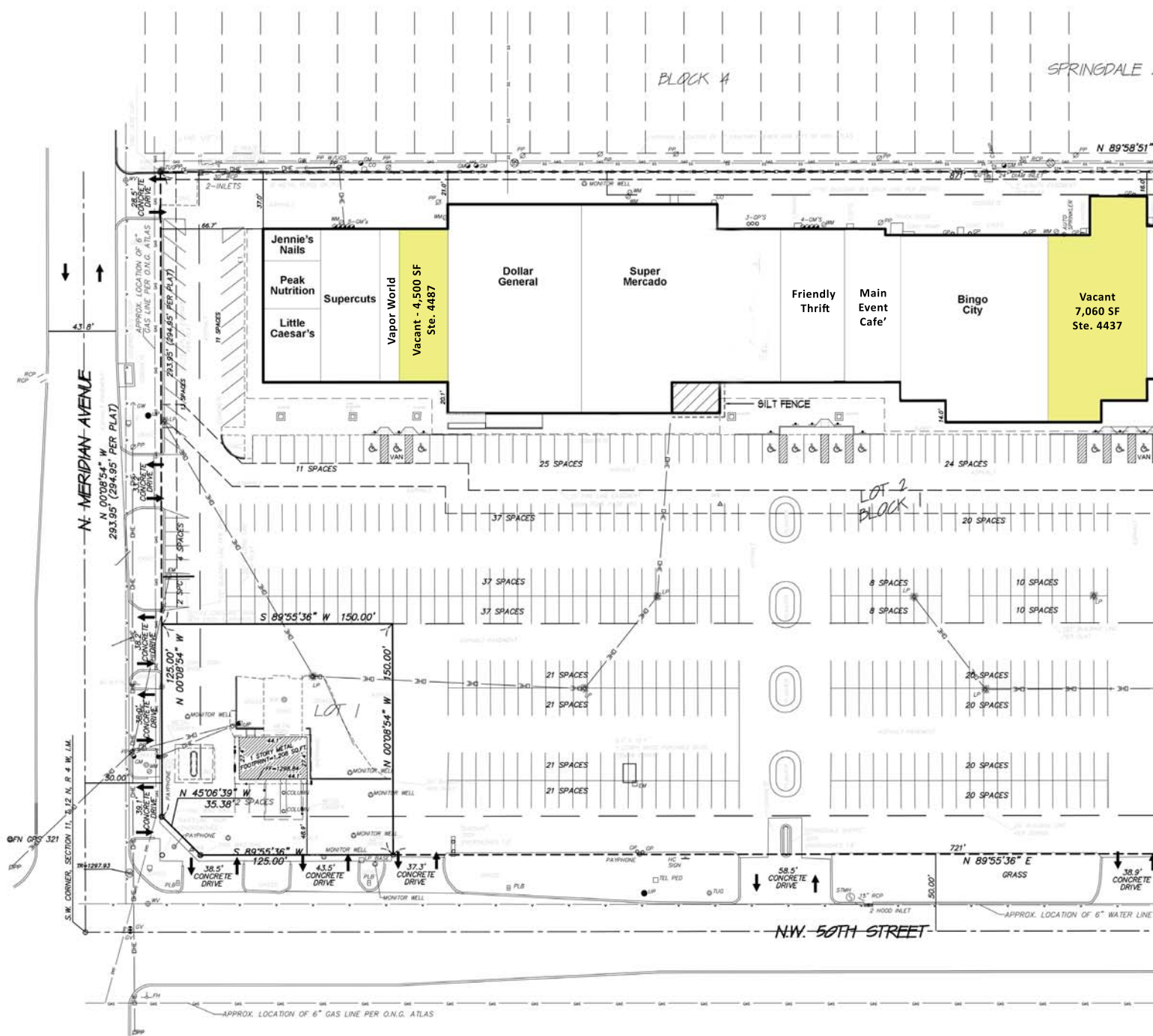
## FOR MORE INFORMATION, CONTACT

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4493 NW 50TH, OKLAHOMA CITY



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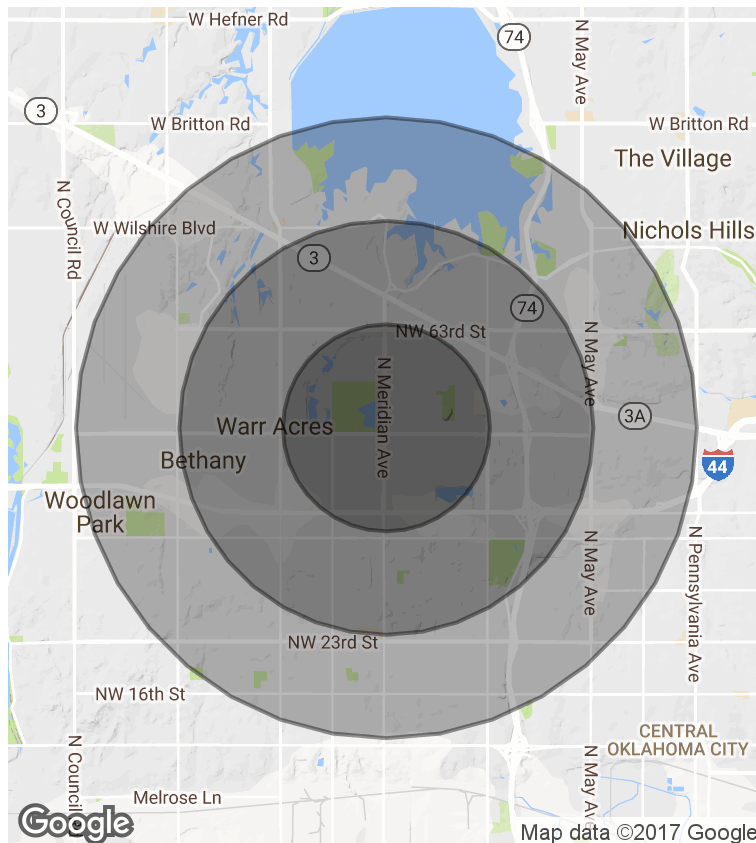
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### DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	104,260
Population Density	104,260
Median Age	34.9
Median Age (Male)	34.2
Median Age (Female)	36.2
Total Households	44,269
# of Persons Per HH	2.4
Average HH Income	\$50,519
Average House Value	\$124,135

### TRAFFIC COUNTS (per ACOG)

N Meridian	North	12,585
N Meridian	South	12,518
NW 50th	East	19,753
NW 50th	West	17,905

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.