WALNUT SQUARE SHOPPING CENTER

2209 W I-240 Service Rd, Oklahoma City, OK 73159





RETAIL SPACE NOW AVAILABLE

LOCATION OVERVIEW

Available SF: 1,000 - 26,250 SF

Located at the northwest corner of I-240 South Pennsylvania Ave, Walnut Square Shopping Center is highly visible from I-240, the east/west corridor of South Oklahoma City.

Lease Rate: \$12.00 - 18.00 SF/yr (NNN)

National retail located along this five mile stretch include Hobby Lobby, Green Acres Market, Big Lots, Conn's, Old Navy, Michaels, Marshalls, Ross Dress For Less, Lane Bryant, Northern Tool, Lowes, Home Depot, Wal-Mart SuperCenter, Burlington, PetsMart, Dollar Tree, as well as national restaurant chains such as Olive Garden, Outback, Golden Corral, Hooters, and Old Chicago. Several smaller retails, office and service users have located in this corridor to establish their presence in the South Oklahoma City market.

Building Size: 316,351

112017

DEMOGRAPHICS

Traffic Counts: I-240/east 103,900 I-240/west 106,992

Penn/North 21,025

Penn/South 25,229

	1 MILE	3 MILES	5 MILES
Total Households	5,623	42,066	73,657
Total Population	14,321	109,988	200,410
Average HH Income	\$46,598	\$47,368	\$48,606

SUSAN BRINKLEY

EV ERNST

GEORGE WILLIAMS

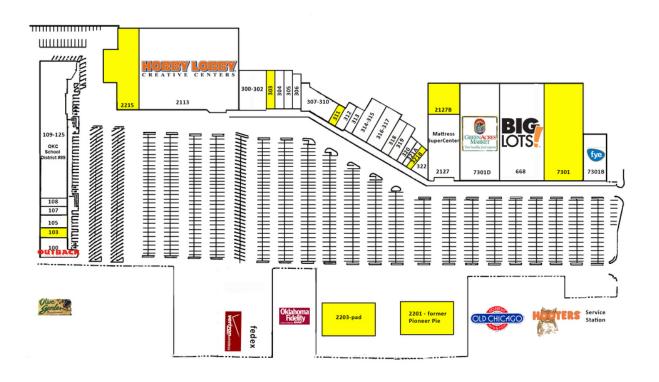
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SUITE	TENANT	SF	SUI	TE TENANT	SF
100	Outback Steak house	5,400	319	Laughing Fish	2,625
103	AVAILABLE	1,645	320	Honey Baked Ham	1,875
105	Zaza Mediterranean Cuisine	4,080	321A	National Guard	1,000
107	State Farm Insurance	2,000	321B	AVAILABLE	1,000
108	World Acceptance Corporation	2,000	322	Oklahoma Diagnostic Imaging	3,346
109-125	OKC School District #89	29,025	2127	Mattress SuperCenter	6,627
2203-Pad	AVAILABLE	12,525	2127	B AVAILABLE	3,556
300-302	Duncan Brothers School	8,625	73010	Green Arces Market	23,900
303	AVAILABLE	2,750	668	Big Lots	33,280
304-306	State Beauty Supply	7,950	7301	AVAILABLE	26,250
307-310	Our Sister's Closet	6,420	7301E	B F.Y.E.	8,100
311	AVAILABLE	1,500	7401	Midfirst Bank	650
312	McDonald Chiropractic Clinic	2,000	2201	AVAILABLE	5,000
313	Red River Credit Corporation	1,875	2205	Fedex	6,000
314-315	Dentures and Dental Services	6,000	2207	Verizon Wireless	3,000
316-317	J's Hallmark	6,000	2213	Hobby Lobby	61,468
318	Helen Enox Fine Fabrics	2,625	2215	AVAILABLE	23,591

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