

# WALNUT SQUARE SHOPPING CENTER

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



## RETAIL SPACE NOW AVAILABLE

Available SF: 1,000 - 26,250 SF

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

Building Size: 316,351

Traffic Counts: I-240/east 103,900  
I-240/west 106,992  
Penn /North 21,025  
Penn/South 25,229

## LOCATION OVERVIEW

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.

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.

112017

## DEMOGRAPHICS

	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

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SUITE	TENANT	SF
100	Outback Steak house	5,400
<b>103</b>	<b>AVAILABLE</b>	<b>1,645</b>
105	Zaza Mediterranean Cuisine	4,080
107	State Farm Insurance	2,000
108	World Acceptance Corporation	2,000
109-125	OKC School District #89	29,025
<b>2203-Pad</b>	<b>AVAILABLE</b>	<b>12,525</b>
300-302	Duncan Brothers School	8,625
<b>303</b>	<b>AVAILABLE</b>	<b>2,750</b>
304-306	State Beauty Supply	7,950
307-310	Our Sister's Closet	6,420
<b>311</b>	<b>AVAILABLE</b>	<b>1,500</b>
312	McDonald Chiropractic Clinic	2,000
313	Red River Credit Corporation	1,875
314-315	Dentures and Dental Services	6,000
316-317	J's Hallmark	6,000
318	Helen Enox Fine Fabrics	2,625

SUITE	TENANT	SF
319	Laughing Fish	2,625
320	Honey Baked Ham	1,875
321A	National Guard	1,000
<b>321B</b>	<b>AVAILABLE</b>	<b>1,000</b>
322	Oklahoma Diagnostic Imaging	3,346
2127	Mattress SuperCenter	6,627
<b>2127B</b>	<b>AVAILABLE</b>	<b>3,556</b>
7301D	Green Arces Market	23,900
668	Big Lots	33,280
<b>7301</b>	<b>AVAILABLE</b>	<b>26,250</b>
7301B	F.Y.E.	8,100
7401	Midfirst Bank	650
<b>2201</b>	<b>AVAILABLE</b>	<b>5,000</b>
2205	Fedex	6,000
2207	Verizon Wireless	3,000
2213	Hobby Lobby	61,468
<b>2215</b>	<b>AVAILABLE</b>	<b>23,591</b>

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