

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 107,700
I-240/west 98,800
Penn /North 21,364
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, and Hooters. Several smaller retails, office and service users have located in this corridor to establish their presence in the South Oklahoma City market.

012318

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
103	AVAILABLE	1,645
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
2203-Pad	AVAILABLE	12,525
300-302	Duncan Brothers School	8,625
303	AVAILABLE	2,750
304-306	State Beauty Supply	7,950
307-310	Our Sister's Closet	6,420
311	AVAILABLE	1,500
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
321B	AVAILABLE	1,000
322	Oklahoma Diagnostic Imaging	3,346
2127	Mattress SuperCenter	6,627
2127B	AVAILABLE	3,556
7301D	Green Arces Market	23,900
668	Big Lots	33,280
7301	AVAILABLE	26,250
7301B	F.Y.E.	8,100
7401	Midfirst Bank	650
2205	Fedex	6,000
2207	Verizon Wireless	3,000
2213	Hobby Lobby	61,468
2215	AVAILABLE	23,591
2201	PAD SITE - AVAILABLE	50,000

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