# 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)

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.

National retail located along this five mile stretch include Hobby Lobby, Green Acres

Building Size: 316,351

012318

## **DEMOGRAPHICS**

Traffic Counts: I-240/east 107,700 I-240/west 98,800

Penn/North 21,364

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

#### **EV ERNST**

Retail Broker eernst@priceedwards.com 405.843.7474 210 Park Ave, Suite 700, Oklahoma City, OK 73102 priceedwards.com

#### GEORGE WILLIAMS, CCIM

Retail Broker gwilliams@priceedwards.com 405.239.1270 210 Park Ave, Suite 700, Oklahoma City, OK 73102 priceedwards.com

#### **SUSAN BRINKLEY**

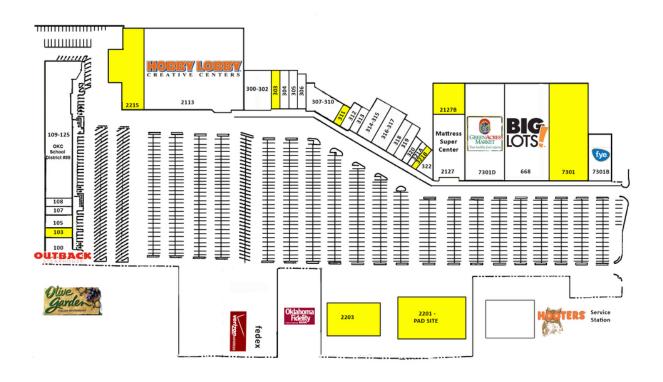
Retail Broker sbrinkley@priceedwards.com 405.239.1244

210 Park Ave, Suite 700, Oklahoma City, OK 73102 priceedwards.com

## WALNUT SQUARE SHOPPING CENTER

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





SUITE	TENANT	SF	SUITE	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	2127B	AVAILABLE	3,556
300-302	Duncan Brothers School	8,625	7301D	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	7301B	F.Y.E.	8,100
311	AVAILABLE	1,500	7401	Midfirst Bank	650
312	McDonald Chiropractic Clinic	2,000	2205	Fedex	6,000
313	Red River Credit Corporation	1,875	2207	Verizon Wireless	3,000
314-315	<b>Dentures and Dental Services</b>	6,000	2213	Hobby Lobby	61,468
316-317	J's Hallmark	6,000	2215	AVAILABLE	23,591
318	Helen Enox Fine Fabrics	2,625			
			2201	PAD SITE - AVAILABLE	50,000

### **EV ERNST**

Retail Broker eernst@priceedwards.com 405.843.7474 210 Park Ave, Suite 700, Oklahoma City, OK 73102 priceedwards.com

#### GEORGE WILLIAMS, CCIM

Retail Broker gwilliams@priceedwards.com 405.239.1270 210 Park Ave, Suite 700, Oklahoma City, OK 73102 priceedwards.com

#### **SUSAN BRINKLEY**

Retail Broker sbrinkley@priceedwards.com 405.239.1244 210 Park Ave, Suite 700, Oklahoma City, OK 73102 priceedwards.com