

WALNUT SQUARE SHOPPING CENTER

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



RETAIL SPACE NOW AVAILABLE

Available SF: 1,000 - 23,591 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.

060518

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 | AVAILABLE | 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 | dd's Discount | 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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