

# Towne South Plaza

SW/C of I-240 & S Walker Ave Oklahoma City, OK 73139



## RETAIL SPACE NOW AVAILABLE

<b>Asking Price</b>	\$3,424,000
<b>NOI:</b>	\$273,930
<b>CAP Rate:</b>	8%
<b>Building Size:</b>	15,882 SF
<b>Year Built:</b>	2006

### FOR MORE INFORMATION, CONTACT

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## PROPERTY OVERVIEW

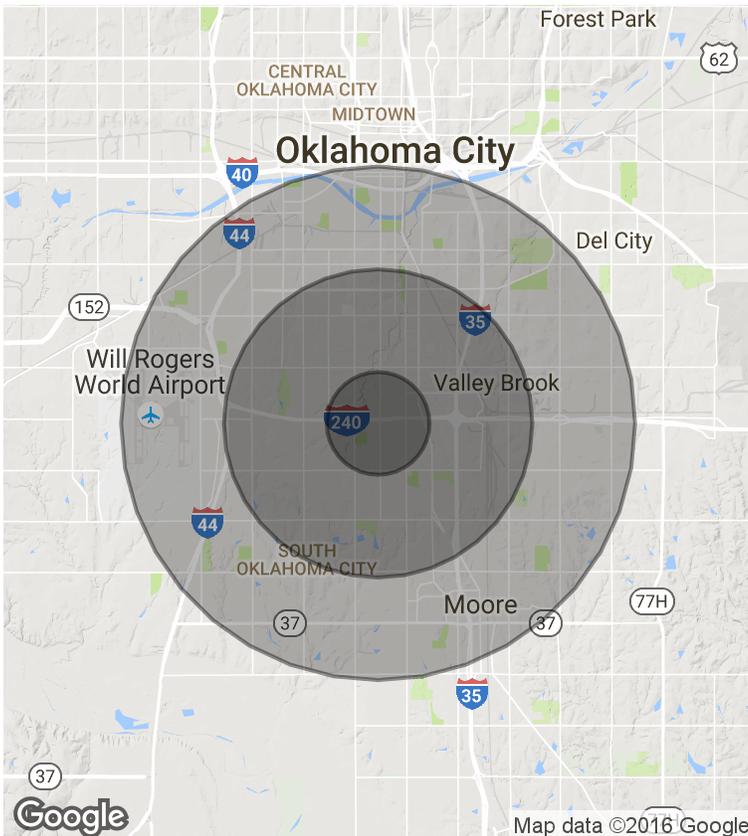
Townesouth Plaza is a neighborhood center with Heartland Dental as its anchor tenant and three shadow anchored stores; On The Border, Chuck E. Cheese, and Gold' s Gym. The center contains approximately 15,882 square feet of rentable retail space in one single level structure. All leases are NNN with all expenses pass-through to the tenants. The center is made up of concrete masonry with stucco veneer facades.

## LOCATION OVERVIEW

Townesouth is located on the south west corner Interstate 240 and Walker in Oklahoma City. The center has a strong income stream with a new ten year base term lease with Heartland Dental, which has about 7 years remaining. Hair Rage and Deja Vu are both owned by the same owner who owns over 12 salons in OKC metro, with around 8 years remaining on both lease terms. Sams Optical and Dr. Wolf, both with great credit, have continued to renew since the center was built. The Townesouth development recently had Holiday Inn Express built just west of the Golds Gym. With the pad site next to Chuck E. Cheese being purchased recently by a major hotel developer, construction on a five story La Quinta should begin soon.

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### DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	220,895
Population Density	220,895
Median Age	32.3
Median Age (Male)	31.4
Median Age (Female)	33.5
Total Households	81,037
# of Persons Per HH	2.7
Average HH Income	\$48,945
Average House Value	\$116,692

### TRAFFIC COUNTS (per ACOG)

Walker Ave.	14,716 Cars Per Day
Interstate 240	100,000 Cars Per Day

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.

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