

## 13838 QUAIL POINTE DR

13838 QUAIL POINTE DR, OKC, OK 73134



**ROSHA WOOD**  
Retail Specialist  
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**Lease Rate**  
\$18.00 SF/yr (NNN)



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### PROPERTY DESCRIPTION

This property is conveniently situated in a high-traffic bustling area, the property offers easy access to a variety of shopping, dining as well as being well positioned right off the turnpike. With this prime location near Quail Springs Mall, Lifetime Fitness Spa, and so much more, residents and visitors will appreciate the seamless connectivity to local retail centers and appreciate all the essential amenities! Schedule your private tour today!

1st Suite Available: Suite A - Former Chiropractors Office consisting of roughly 1,200 SF MOL however this Suite can be converted to any use! Turn-Key and ready to move in with beautiful finishes throughout. Tenants are responsible for all utilities including trash.

2nd Suite Available: Suite B - 3,813 SF - Turn-Key gorgeous office suite! Offering 6 offices, 2 restrooms, conference room, break room, storage closets, as well as an upstairs flex space! To add to this already perfect offices suite, this property also includes a private patio as well!

### OFFERING SUMMARY

<b>Lease Rate:</b>	\$18.00 SF/yr (NNN)
<b>Available SF:</b>	1,200 - 3,813 SF
<b>Lot Size:</b>	0.41 Acres
<b>Building Size:</b>	5,013 SF

SPACES	LEASE RATE	SPACE SIZE
<b>Suite A</b>	\$18.00 SF/yr	1,200 SF
<b>Suite B</b>	\$18.00 SF/yr	3,813 SF

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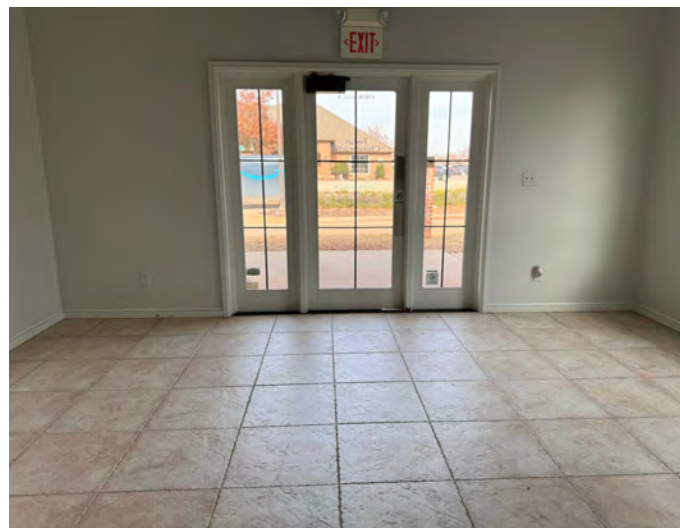
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,685	66,073	170,827
Average Age	33.5	36.8	36.7
Average Age (Male)	31.4	35.2	35.3
Average Age (Female)	34.0	37.9	37.8

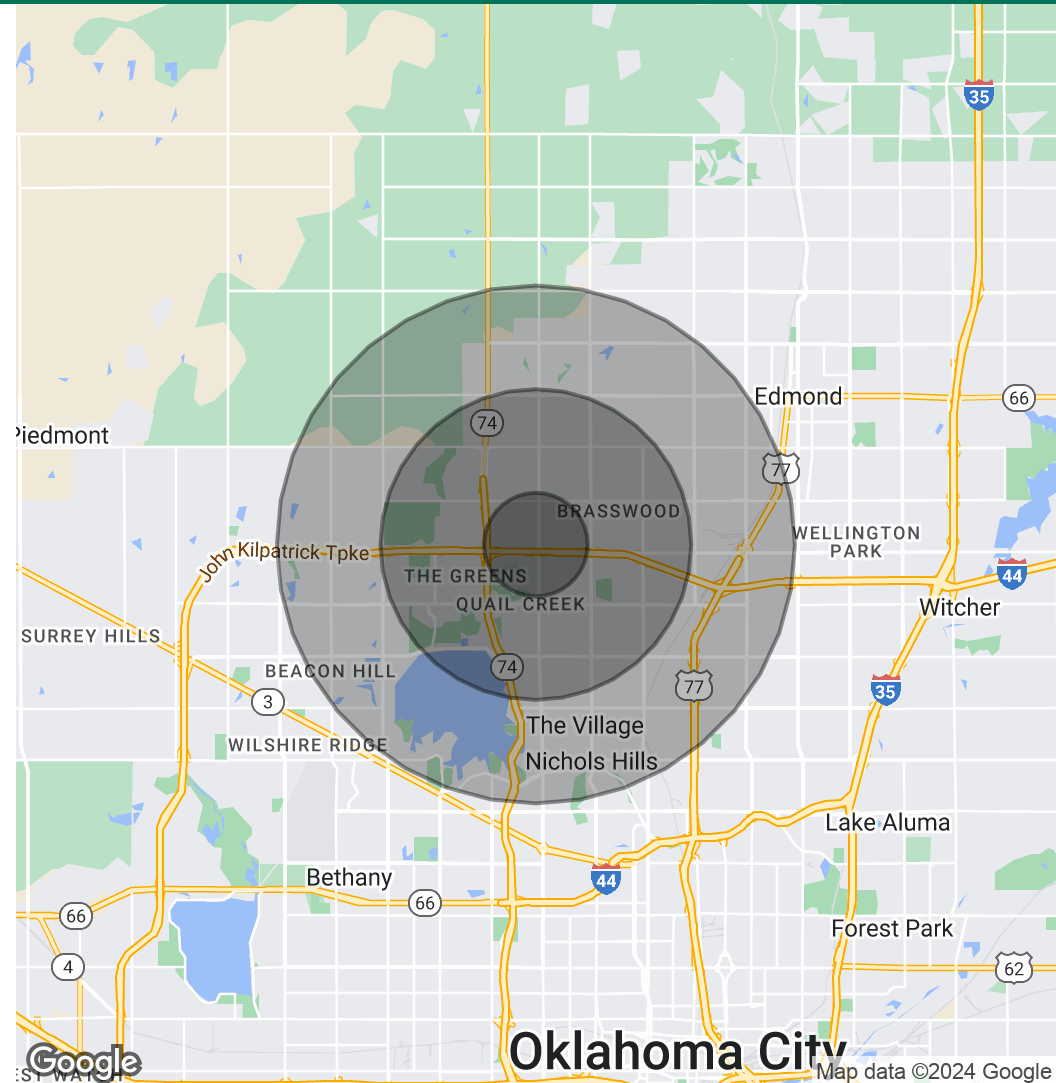
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,519	32,496	77,196
# of Persons per HH	1.7	2.0	2.2
Average HH Income	\$61,438	\$85,284	\$88,705
Average House Value	\$135,190	\$206,810	\$211,694

\* Demographic data derived from 2020 ACS - US Census

01252024

### TRAFFIC COUNTS

N May Ave	North   South	25,134   21,022
W Memorial Rd	East   West	23,118   22,220
Kilpatrick Turnpike	East   West	69,404   70,826



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