



**OFFERING SUMMARY**

Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	16,000 SF
Available SF:	7,500 SF
Year Built:	2013
Submarket:	North Oklahoma City

042020

**PROPERTY OVERVIEW**

This space is facing NW 140th, offering easy access and excellent visibility. Well positioned for Mall visibility. There is strong retail presence surrounding this building.

This 3-Tenant freestanding building is located on the arterial road, NW 140th at the west entrance to Quail Springs Mall, just east of N May Ave and north of W Memorial Rd.

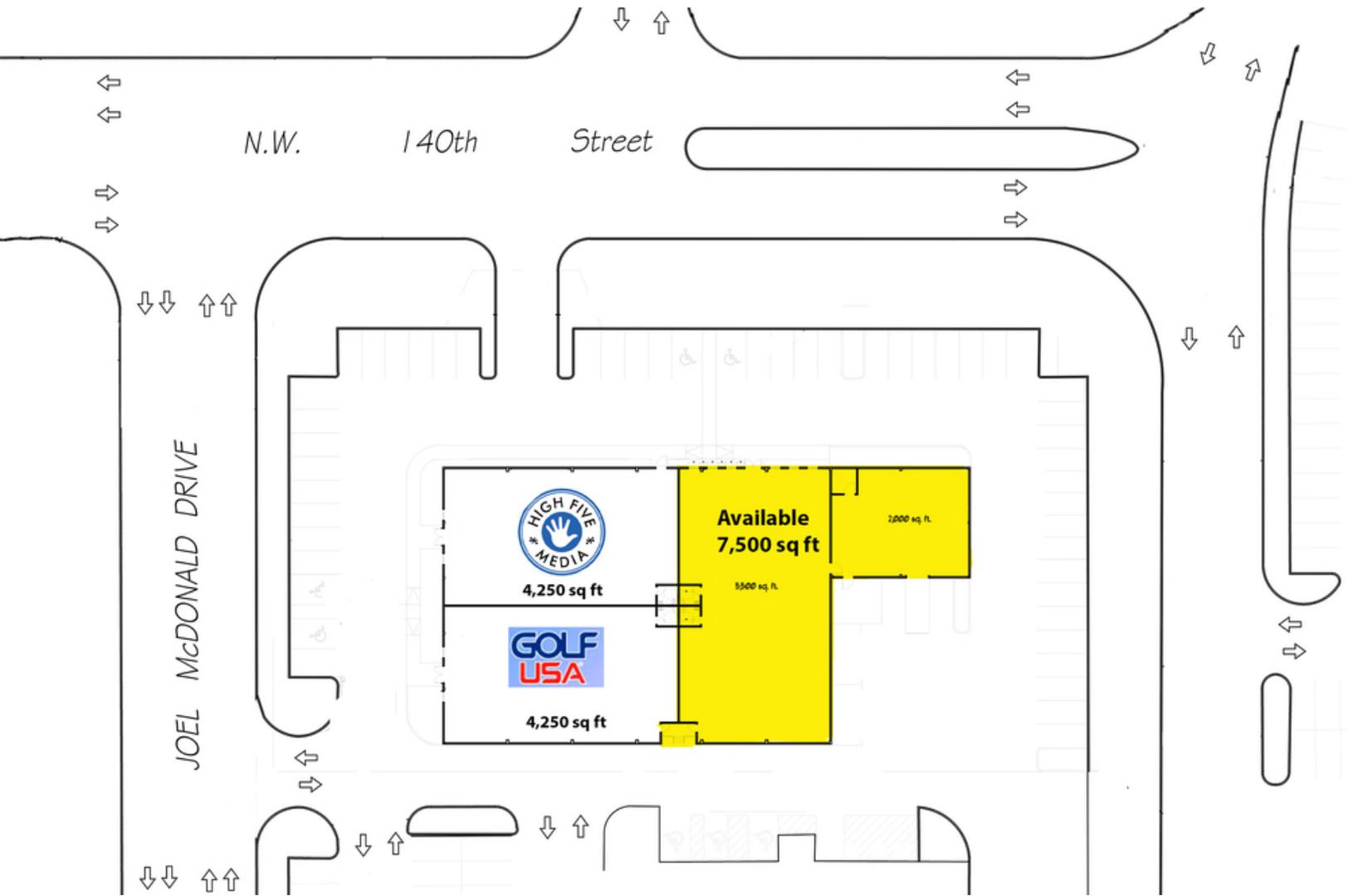
Well positioned for Mall visibility. Strong retail presence in the immediate area.

Co-tenants are: High Five Media and Golf USA.

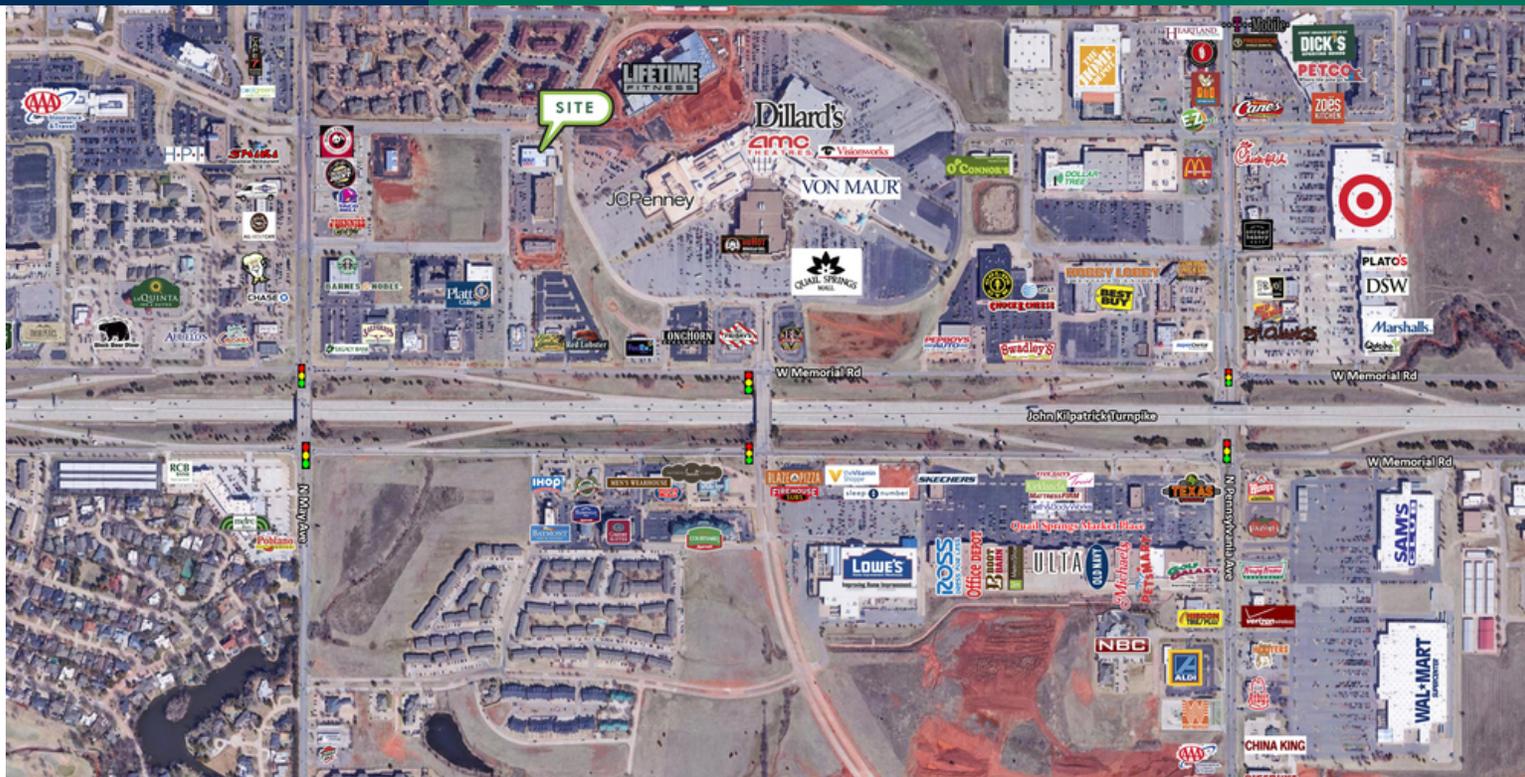
<b>SPACES</b>	<b>LEASE RATE</b>	<b>SPACE SIZE</b>
14040 Joel McDonald Drive	\$15.00 SF/yr	7,500 SF



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**POPULATION**

	1 MILE	3 MILES	5 MILES
Total Population	8,717	60,203	140,117
Average age	31.3	35.6	36.0
Average age (Male)	30.4	34.4	34.4
Average age (Female)	32.7	36.7	37.0

**HOUSEHOLDS & INCOME**

	1 MILE	3 MILES	5 MILES
Total households	4,527	27,178	59,576
# of persons per HH	1.9	2.2	2.4
Average HH income	\$57,723	\$76,185	\$81,046
Average house value	\$181,147	\$192,702	\$200,488

\* Demographic data derived from 2010 US Census

**TRAFFIC COUNTS (ACOG)**

N May Ave	north		south	14,198		25,134
W Memorial Rd	east		west	23,118		26,979

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