

RETAIL SPACE WEST OF QUAIL SPRINGS MALL

14040 JOEL MCDONALD DR, OKLAHOMA CITY, OK 73134



PROPERTY DESCRIPTION

Position your brand at one of North Oklahoma City's most visible retail corridors. This freestanding, two-tenant retail building is strategically located along NW 140th Street, at the west entrance to Quail Springs Mall, just east of N May Avenue and north of W Memorial Road—one of the city's most established shopping destinations.

The available 11,750 SF offers excellent frontage, strong signage opportunities, and direct access from a major arterial roadway with consistent daily traffic. Built in 2013, the property provides modern construction, efficient layouts, and curb appeal well-suited for retail, service, showroom, or specialty users with 8 overhead doors available making the property very accessible.

Surrounded by a dense and affluent trade area, the site benefits from exceptional co-tenancy and mall-driven traffic, with Golf USA occupying the adjacent space. Nearby national retailers, restaurants, and entertainment uses further reinforce this location as a proven retail node in the North Oklahoma City submarket.

OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Available SF:	11,750 SF
Building Size:	16,000 SF
Year Built:	2013
Submarket:	North Oklahoma City

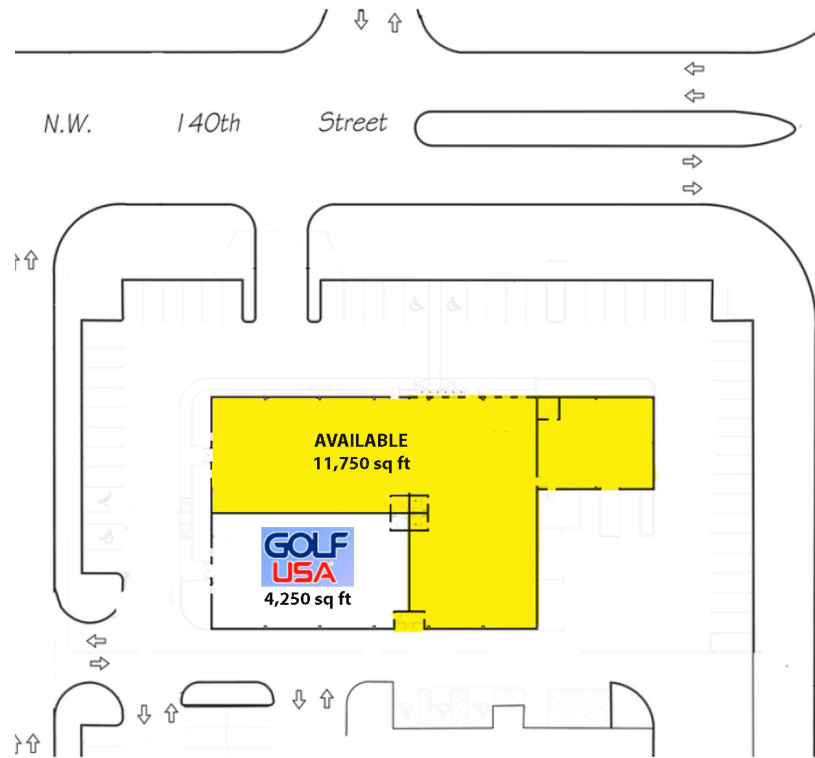
EV ERNST

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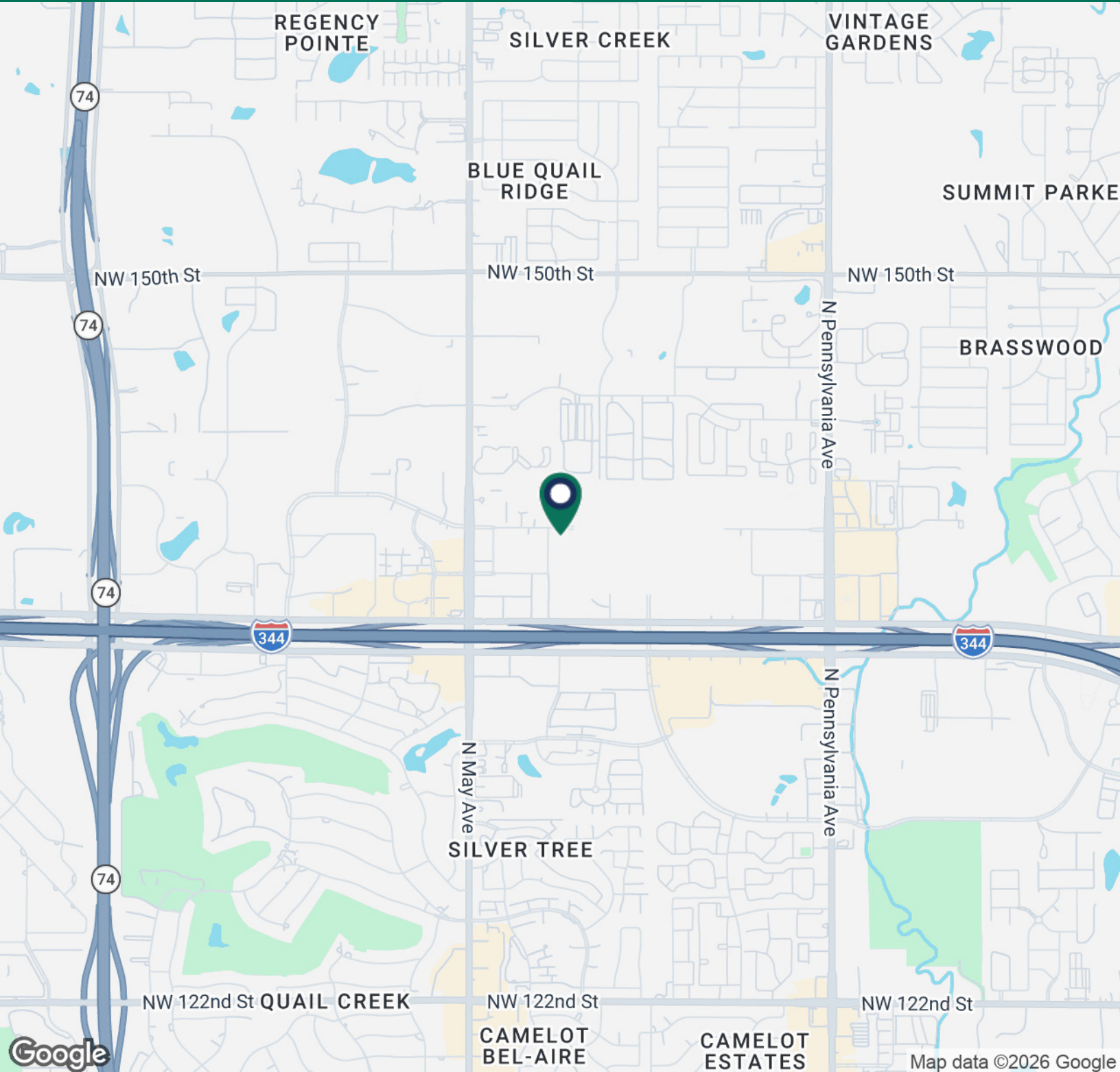
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POPULATION

1 MILE

3 MILES

5 MILES

Total Population

9,353

75,816

184,515

Average Age

39

40

39

Average Age (Male)

37

38

37

Average Age (Female)

41

41

40

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households

4,993

33,064

77,346

of Persons per HH

1.9

2.3

2.4

Average HH Income

\$71,276

\$111,882

\$113,335

Average House Value

\$260,051

\$330,379

\$327,042

Demographics data derived from AlphaMap

02052026

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