

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

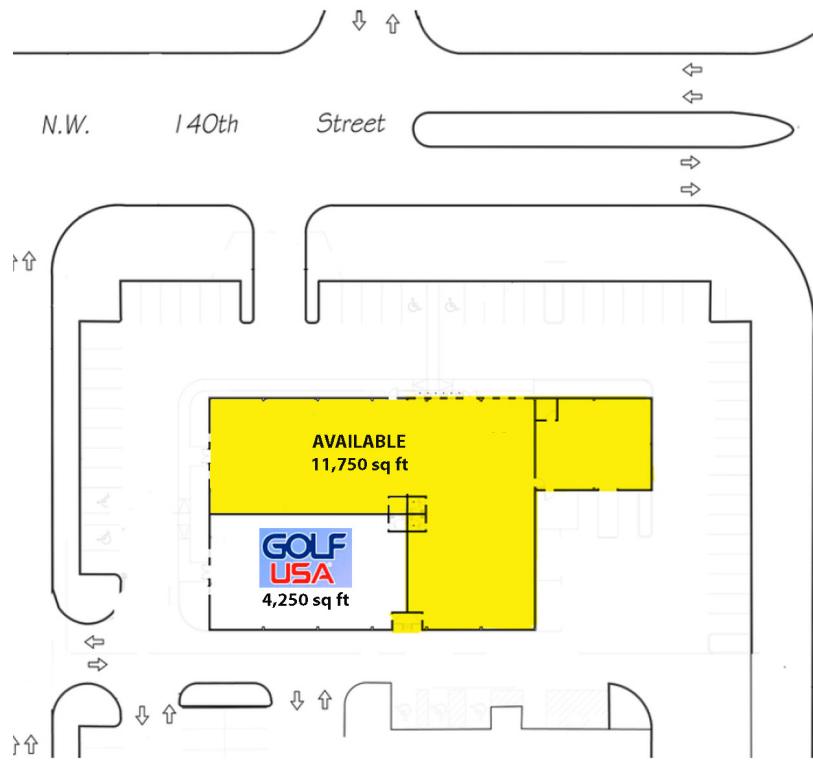
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PRICE EDWARDS AND CO.

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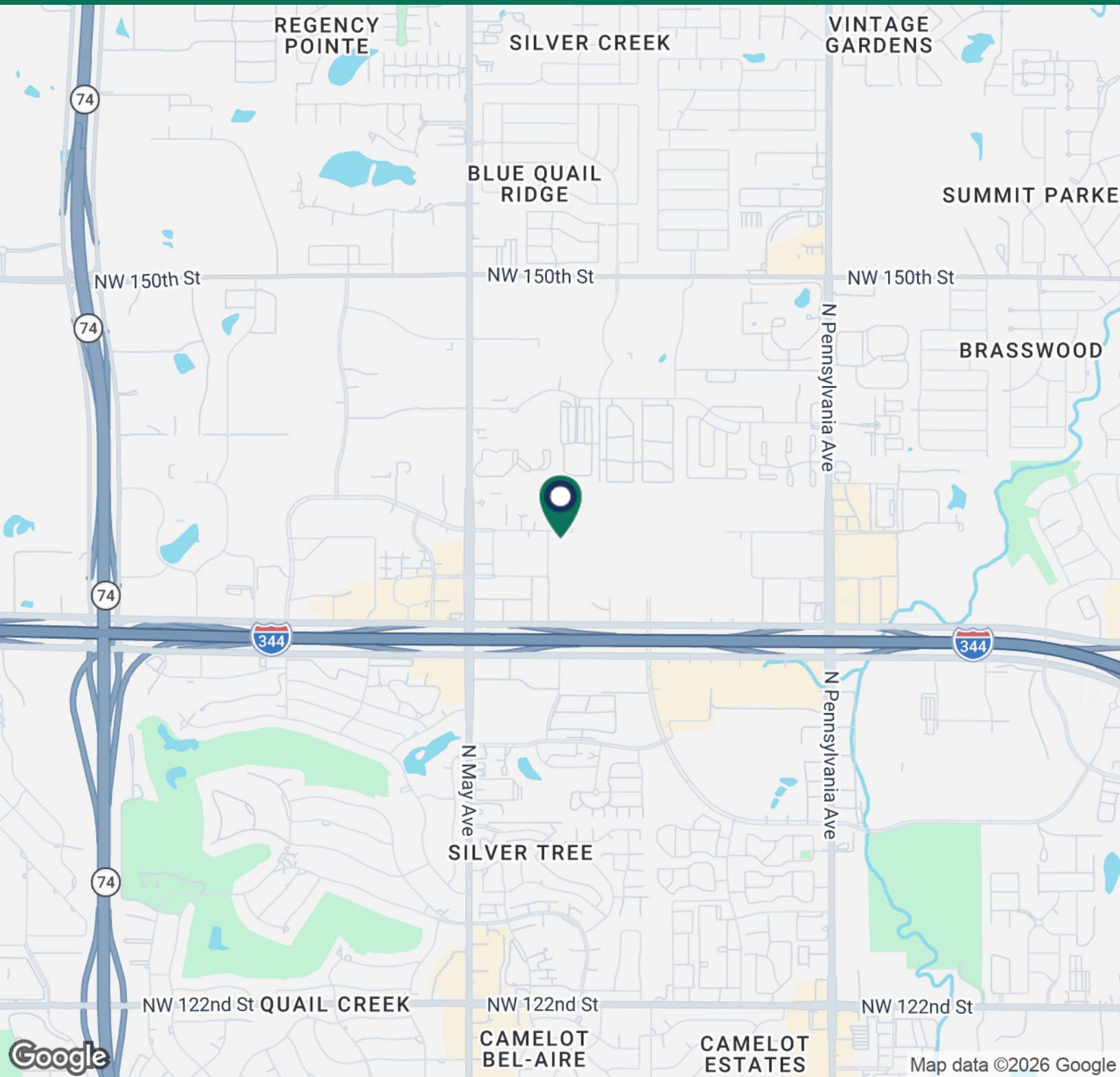
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POPULATION

	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

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