

Fourth Street Plaza

519 SW 4th St, Moore, OK 73160

FOR LEASE

\$18.00 - 20.00 SF/YR (NNN)



PROPERTY DESCRIPTION

Fourth Street Plaza is a well-positioned neighborhood retail center located on the north side of SW 4th Street, just west of the I 35 interchange and near the signalized intersection of SW 4th St and S Telephone Rd. The site offers excellent visibility, easy access, and strong presence along a highly traveled retail stretch. Well suited for retail, service, office, or restaurant users.

The surrounding area is supported by a strong mix of national and regional retailers, grocery, pharmacy, and quick service restaurants that generate consistent daily traffic and repeat visits. Dense residential neighborhoods in the immediate area provide a built in customer base.

Interstate 35, located just west of the property, carries traffic counts exceeding 90,000 vehicles per day, providing strong regional exposure. SW 4th Street experiences traffic counts in excess of 20,000 vehicles per day MOL, while S Telephone Road carries approximately 10,000 to 15,000 vehicles per day MOL, contributing to consistent local traffic flow and accessibility.

PROPERTY HIGHLIGHTS

- High visibility location
- Versatile 1,100 SF space
- Ample parking available
- Proximity to major thoroughfares; Excellent connectivity
- Attractive and well-maintained facade

OFFERING SUMMARY

Lease Rate:	\$18.00 - 20.00 SF/yr (NNN)
Number of Units:	6
Available SF:	1,100 SF
Lot Size:	31,222 SF
Building Size:	6,630 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 109	\$18.00 - 20.00 SF/yr	1,100 SF

Brandy Rundel

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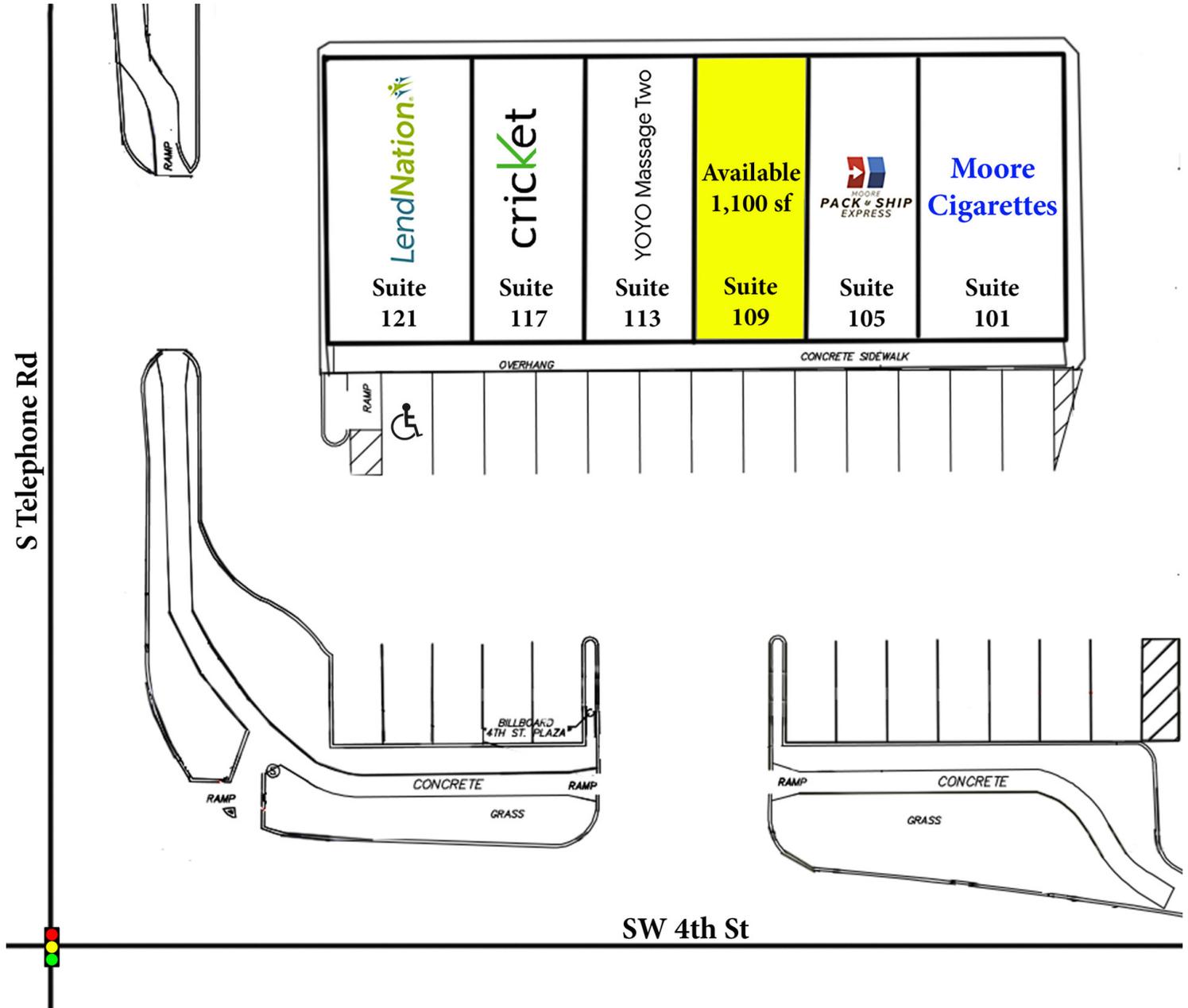
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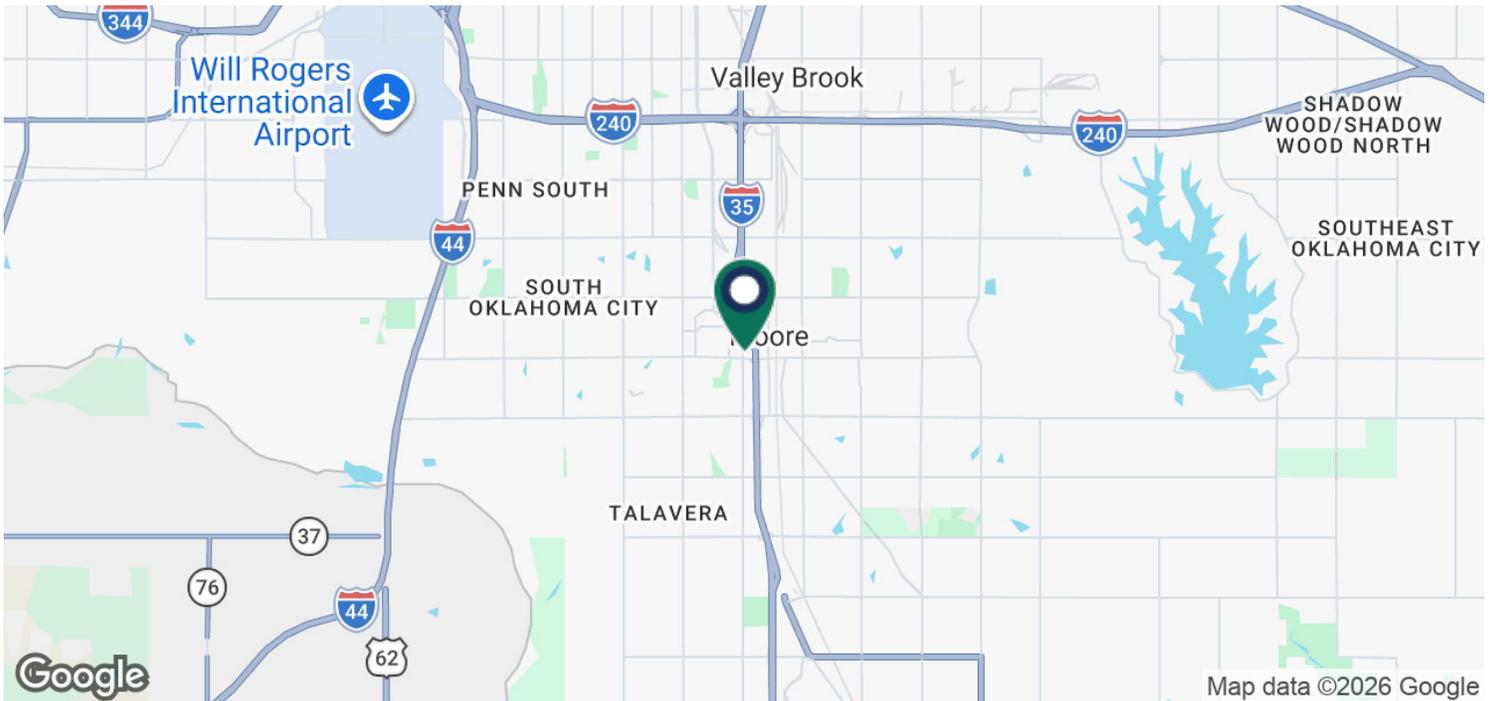
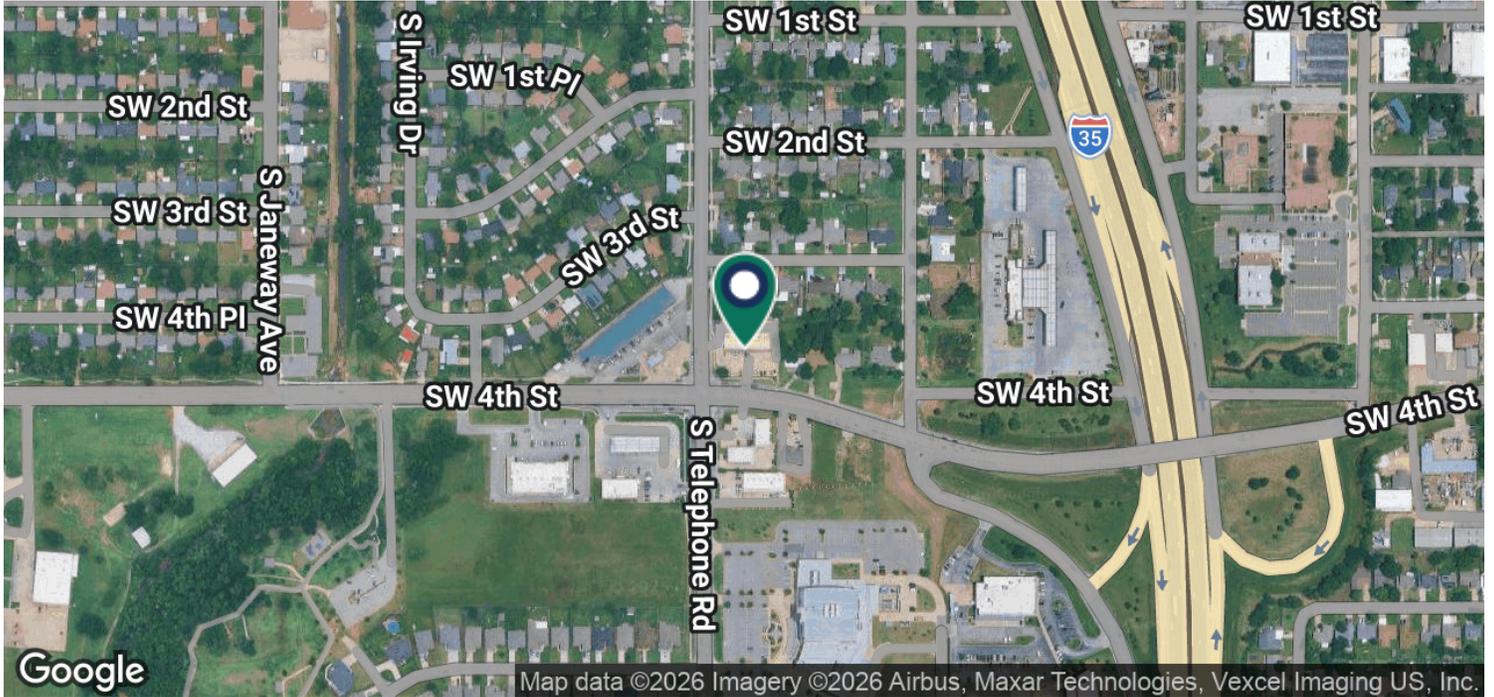
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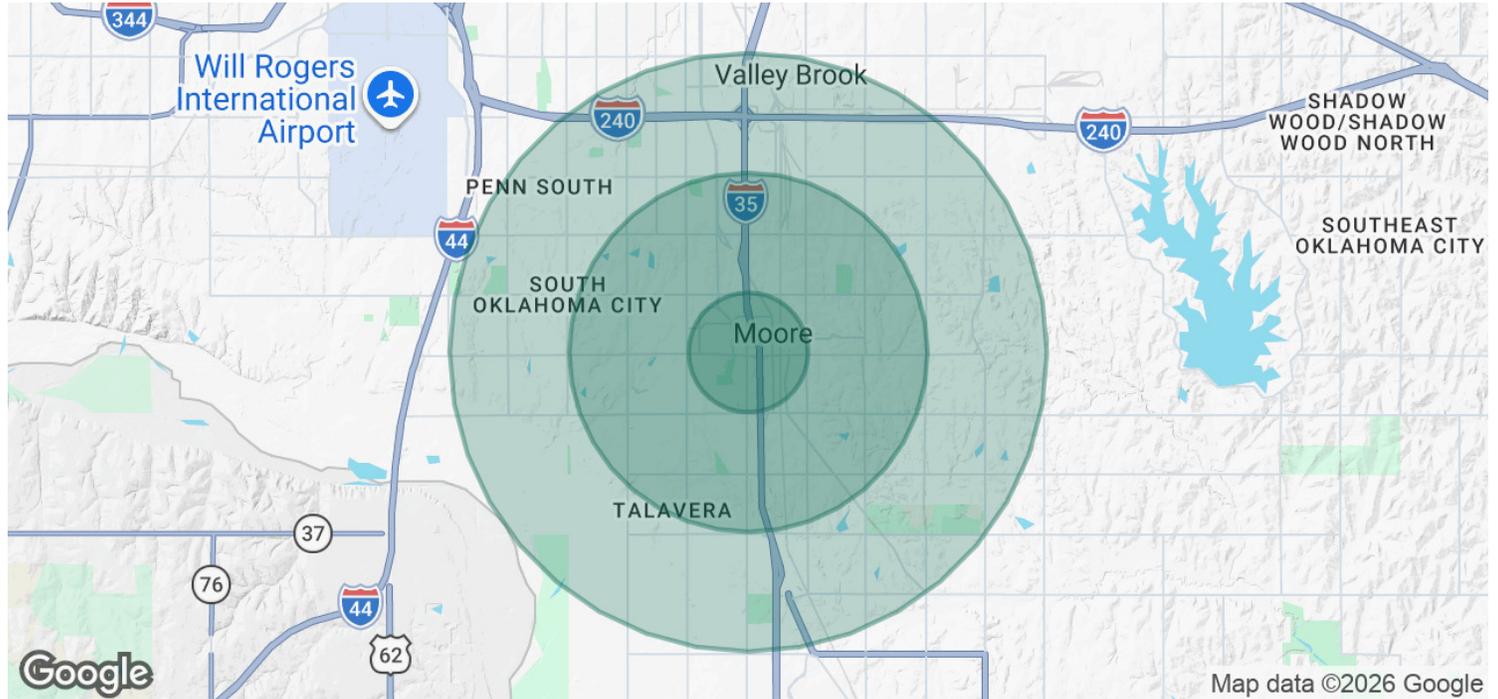
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,985	83,484	151,862
Average Age	33.8	36.2	37.4
Average Age (Male)	33.5	35.2	35.7
Average Age (Female)	34.7	37.1	38.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,044	32,621	58,809
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$68,452	\$90,400	\$93,877
Average House Value	\$165,655	\$216,065	\$231,336

2023 American Community Survey (ACS)

03192026

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