

# Lakeshore Shopping Center

4200 Northwest Expressway, Oklahoma City, OK 73116



## OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (NNN)
NNN charge:	\$3.31 PSF
Building Size:	139,447 SF
Available SF:	1,502 - 2,534 SF
Submarket:	Northwest

## PROPERTY OVERVIEW

This Center is located on the busy intersection of NW 63rd & NW Expressway. Traffic and energy are created with the co-tenancy of Academy and Planet Fitness. Excellent small shop spaces available directly fronting Northwest Expressway, offering strong visibility.

With close proximity to Lake Hefner Parkway and Integris Hospital, this shopping center is visible and accessible to more than 73,000 cars per day.

Note: TI can be worked into a deal for a higher negotiated rate.

	SPACES		LEASE RATE		SPACE SIZE
02092022	Suite 104	East Building	\$17.00 SF/yr	As-Is Rate	1,502 SF
	Suite 112	West Building	\$17.00 SF/yr	As-Is Rate	2,534 SF
	Suite 114	West Building	\$17.00 SF/yr	As-Is Rate	1,720 SF
	Suite 118	West Building	\$17.00 SF/yr	As-Is Rate	2,082 SF

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## Site Information - Proposed

4130 - 4236 NW Expressway  
4201 - 4277 NW 63rd St  
Oklahoma City, OK 73116

Land Area  
Total Land Area 14.181 Acres  
Retail Tract 11.393 Acres  
Development Tract 2.788 Acres  
  
Parking  
Total Provided 1,051 Spaces

Ground Lease  
4144 Outback Steakhouse 6,115 SF

## East Building | Proposal

4130 East Retail  
#100 U.S. Recruiting Office 1,974 SF  
#102 AA Massage 1,217 SF  
#104 **AVAILABLE** 1,502 SF  
#106 Buffalo Wild Wings 1,344 SF  
#108 Buffalo Wild Wings 1,796 SF  
#110 Buffalo Wild Wings 5,256 SF

4247 Proposed Retail 35,333 SF

Total East Building 48,422 SF

## West Building

4261 Academy Sports & Outdoors 59,256 SF  
4275 BioLife Plasma Services 15,627 SF  
4200 Dollar Tree 9,750 SF  
4202 Planet Fitness 22,100 SF

4236 West Retail  
#112 **AVAILABLE** 2,534 SF  
#114 **AVAILABLE** 1,720 SF  
#116 Daylight Donuts 2,176 SF  
#118 **AVAILABLE** 2,082 SF  
#120 Jason's Deli 4,998 SF

Total West Building 120,243 SF

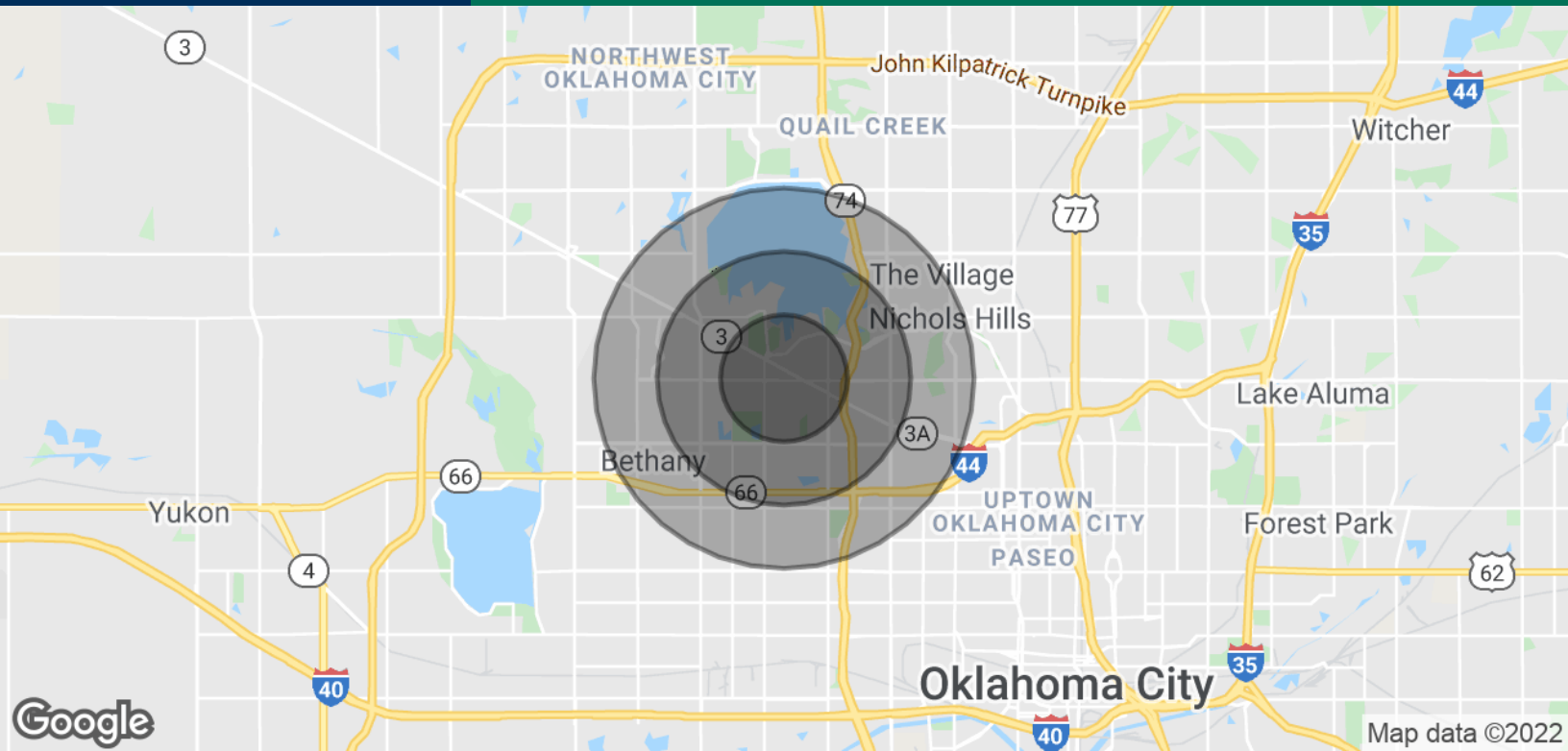
Total Proposed Building Area 174,780 SF





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## POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	10,997	36,904	89,183
Average Age	38.7	37.2	36.4
Average Age (Male)	36.7	35.7	35.5
Average Age (Female)	40.3	38.5	37.7

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	5,063	16,765	38,826
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$55,140	\$54,330	\$57,015
Average House Value	\$125,420	\$129,402	\$152,463

\* Demographic data derived from 2010 US Census

## TRAFFIC COUNTS

NW Expressway	Northwest	56,430
NW Expressway	Southeast	53,228
NW 63rd	East   West	17,322   17,425