



**OFFERING SUMMARY**

|                        |                        |
|------------------------|------------------------|
| Lease Rate:            | \$11.00 SF/yr<br>(NNN) |
| NNN charge:            | \$2.53 PSF             |
| 2-Building Total Size: | 56,247 SF              |
| North Building:        | 17,047 SF              |
| South Building:        | 38,200 SF              |
| Available SF:          | 2,434 - 5,000 SF       |
| Lot Size:              | 3.54 Acres             |
| Market:                | North                  |

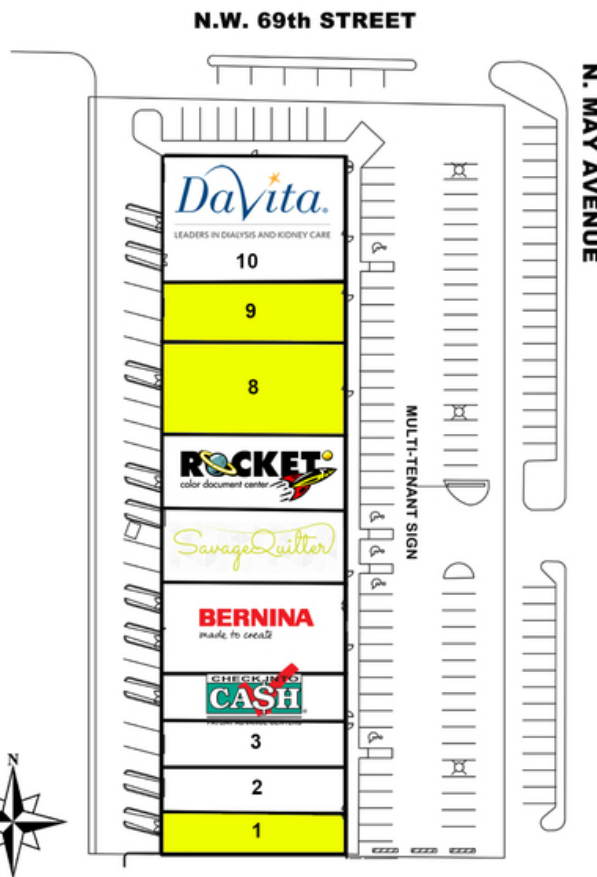
**PROPERTY OVERVIEW**

Great access with approximately 25,000 cars daily on the busy artery, May Avenue. Located between NW 63rd & Wilshire Blvd, this retail corridor serves all parts of north Oklahoma City. Local, regional and national retailers surround this property and the visibility and access is excellent.

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

| SPACES   |                | LEASE RATE    |            | SPACE SIZE |  |
|----------|----------------|---------------|------------|------------|--|
| 6907 - 8 | South Building | \$11.00 SF/yr | As-Is Rate | 5,000 SF   |  |
| 6813 -9  | South Building | \$11.00 SF/yr | As-Is Rate | 2,434 SF   |  |
| 6807 - 1 | South Building | \$11.00 SF/yr | As-Is Rate | 2,500 SF   |  |

**LAKWOOD SHOPPING CENTER**



**Location**

6807 - 7013 N May Avenue  
Oklahoma City, OK 73116

**Building Area**

**North Building**

|    |                 |          |
|----|-----------------|----------|
| 10 | Natural Grocers | 4,841 SF |
| 11 | Natural Grocers | 3,752 SF |
| 12 | Natural Grocers | 4,234 SF |
| 13 | Natural Grocers | 4,220 SF |

Total North Building 17,047 SF

**South Building**

|    |                         |                 |
|----|-------------------------|-----------------|
| 1  | <b>AVAILABLE</b>        | <b>2,500 SF</b> |
| 2  | Beau's Beauty & Nails   | 2,500 SF        |
| 3  | Pearl of Orient Massage | 2,500 SF        |
| 4  | Check Into Cash         | 2,500 SF        |
| 5  | Bernina Sewing Center   | 5,000 SF        |
| 6  | The Savage Quilter      | 4,000 SF        |
| 7  | Rocket color            | 4,000 SF        |
| 8  | <b>AVAILABLE</b>        | <b>5,000 SF</b> |
| 9  | <b>AVAILABLE</b>        | <b>2,434 SF</b> |
| 10 | Davita                  | 7,766 SF        |

Total South Building 38,200 SF

**Total Building Area 56,247 SF**

**Land Area**

|            |              |
|------------|--------------|
| North Area | 1.4382 Acres |
| South Area | 2.1035 Acres |

**Total Land Area 3.54 Acres**

**Parking**

Total Provided 238 Spaces

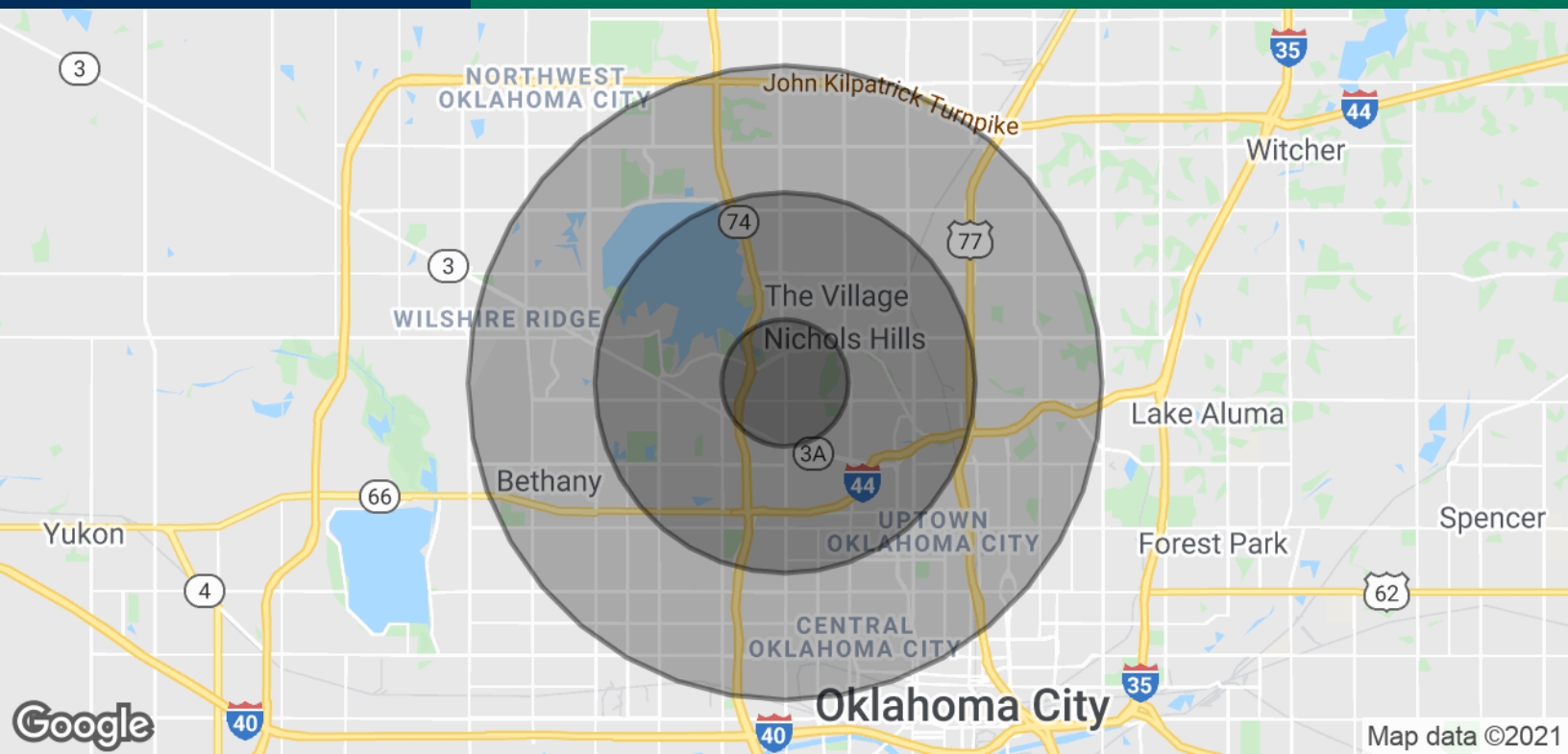


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# Lakewood Shopping Center

6807 - 7013 N May Ave, Oklahoma City, OK 73116



**POPULATION**

|                      | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|----------------------|---------------|----------------|----------------|
| Total Population     | 9,080         | 82,755         | 242,326        |
| Average age          | 43.1          | 38.2           | 35.6           |
| Average age (Male)   | 39.5          | 35.8           | 34.4           |
| Average age (Female) | 46.1          | 39.9           | 36.6           |

**HOUSEHOLDS & INCOME**

|                     | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|---------------------|---------------|----------------|----------------|
| Total households    | 4,711         | 38,306         | 105,931        |
| # of persons per HH | 1.9           | 2.2            | 2.3            |
| Average HH income   | \$84,308      | \$68,510       | \$59,309       |
| Average house value | \$247,243     | \$194,930      | \$164,341      |

\* Demographic data derived from 2010 US Census

**TRAFFIC COUNTS:**

|           |       |        |
|-----------|-------|--------|
| N May Ave | North | 25,633 |
| N May Ave | South | 25,874 |
|           |       | 080621 |

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