

## LAKWOOD SHOPPING CENTER

6807 - 7013 N MAY AVE OKC, OK 73116



### PROPERTY DESCRIPTION

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
6913-9	\$11.00 SF/yr	2,434 SF
6907-8	\$11.00 SF/yr	5,000 SF
6813-3	\$11.00 SF/yr	2,500 SF
6807-1	\$11.00 SF/yr	2,500 SF

### OFFERING SUMMARY

Lease Rate:	\$11.00 SF/yr (NNN)
NNN Charge:	\$3.27 PSF
Available SF:	2,434 - 5,000 SF

Lot Size:	3.54 Acres
2 - Building Total Size:	56,247 SF
North Building:	17,047 SF
South Building:	38,200 SF
Market North	

N May Ave - Traffic:	25,633
N May Ave - Traffic:	25,874

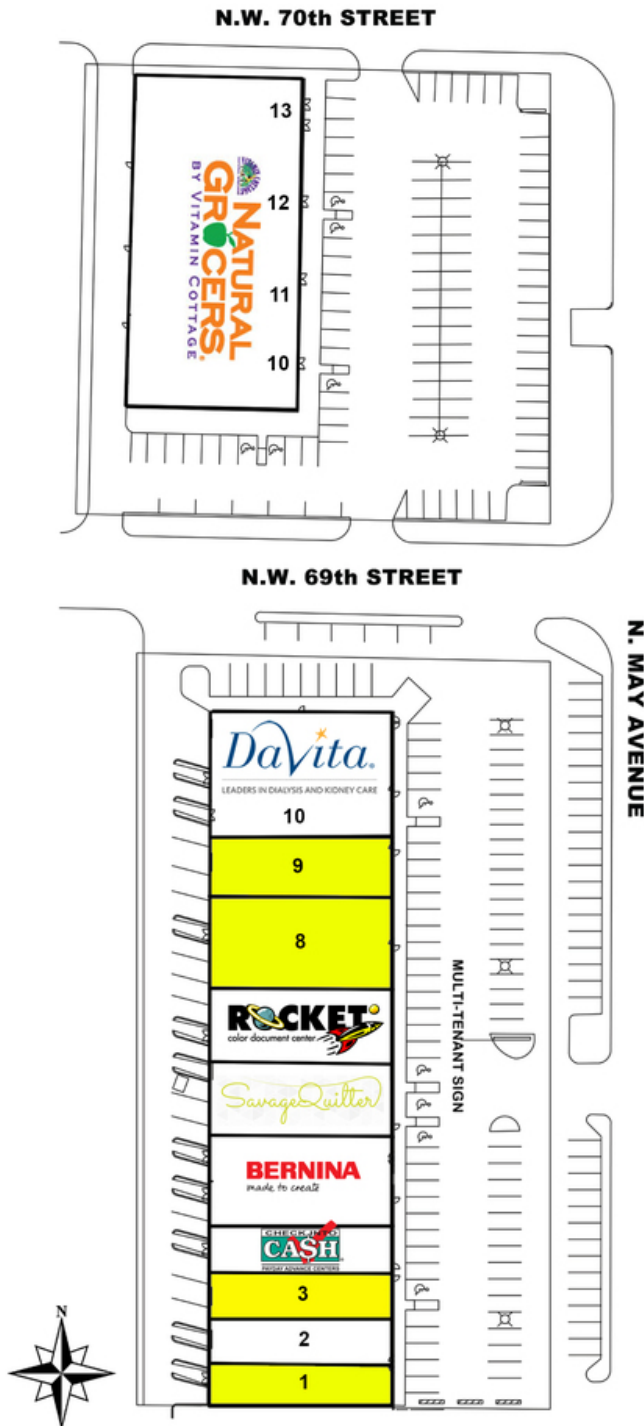
### EV ERNST

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#### Location

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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	<b>AVAILABLE</b>	<b>2,500 SF</b>
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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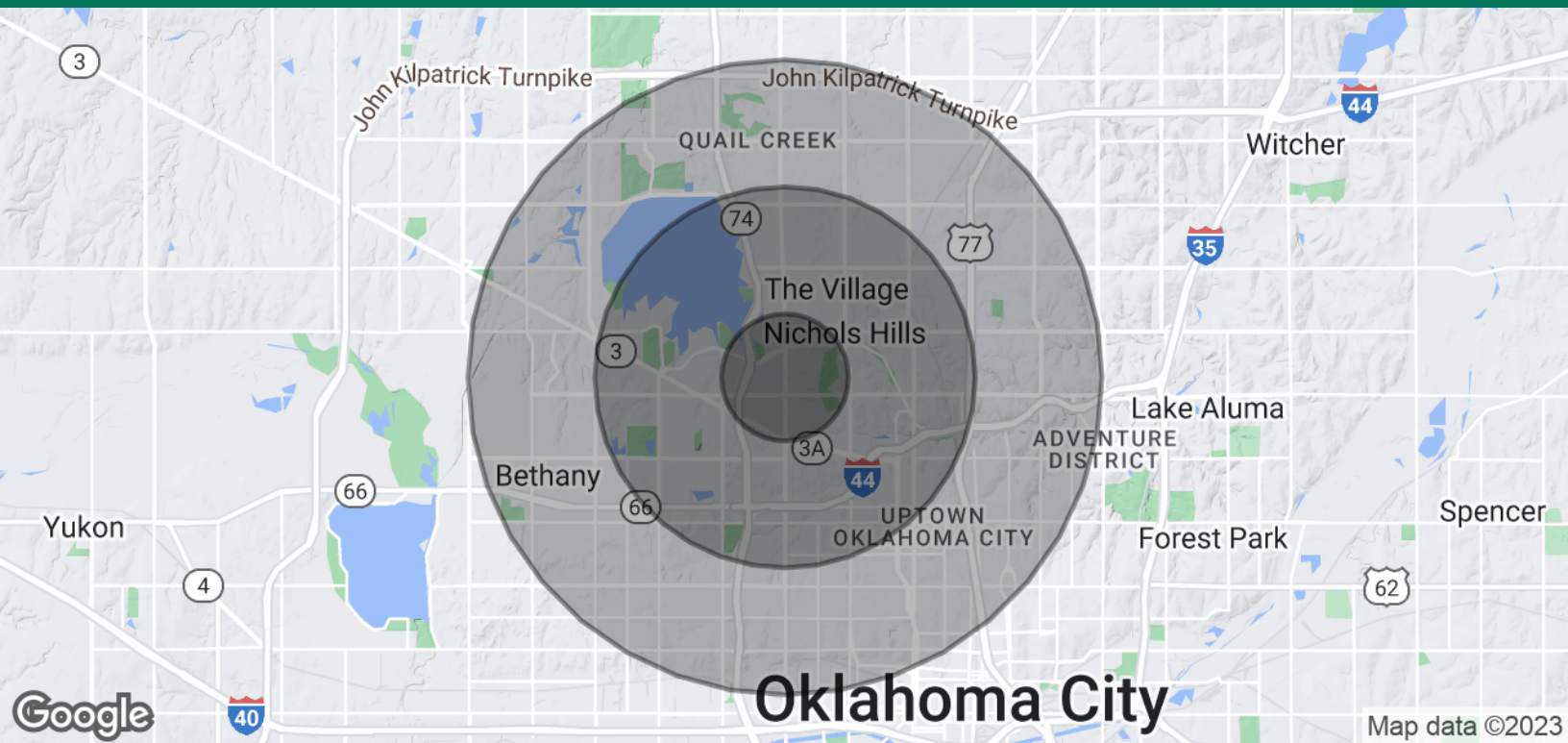
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## LAKEWOOD SHOPPING CENTER

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POPULATION	1 MILE	3 MILES	5 MILES
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	1 MILE	3 MILES	5 MILES
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 2020 ACS - US Census

3022023

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