

LAND RUN TOWN CENTER

4334 W OWEN K GARRIOTT RD, ENID, OK 73703



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Lease Rate
\$22.00 SF/yr (NNN)

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PROPERTY DESCRIPTION

Located in Enid's highest-performing retail corridor, this 1,600 SF space at Land Run Town Center is an ideal fit for boutique retail, salon/beauty concepts, service providers, or fast-casual dining. Join national retailers like Academy Sports, Ulta, Buckle, Famous Footwear, and Bath & Body Works in a high-traffic shopping destination.

With a 5.85/1,000 parking ratio, excellent

PROPERTY HIGHLIGHTS

- 1,600 SF available now
- \$22.00/NNN
- Anchored by National Retailers
- Daily traffic counts of 20,000 + VPD
- Ideal for food, retail, medical or service uses
- Monument and building signage available

OFFERING SUMMARY

| | |
|-------------------------|---------------------|
| Lease Rate: | \$22.00 SF/yr (NNN) |
| Number of Units: | 10 |
| Available SF: | 1,600 SF |
| Lot Size: | 11.26 Acres |
| Building Size: | 37,309 SF |

| SPACES | LEASE RATE | SPACE SIZE |
|---------------------|---------------|------------|
| 4406 Suite C | \$22.00 SF/yr | 1,600 SF |

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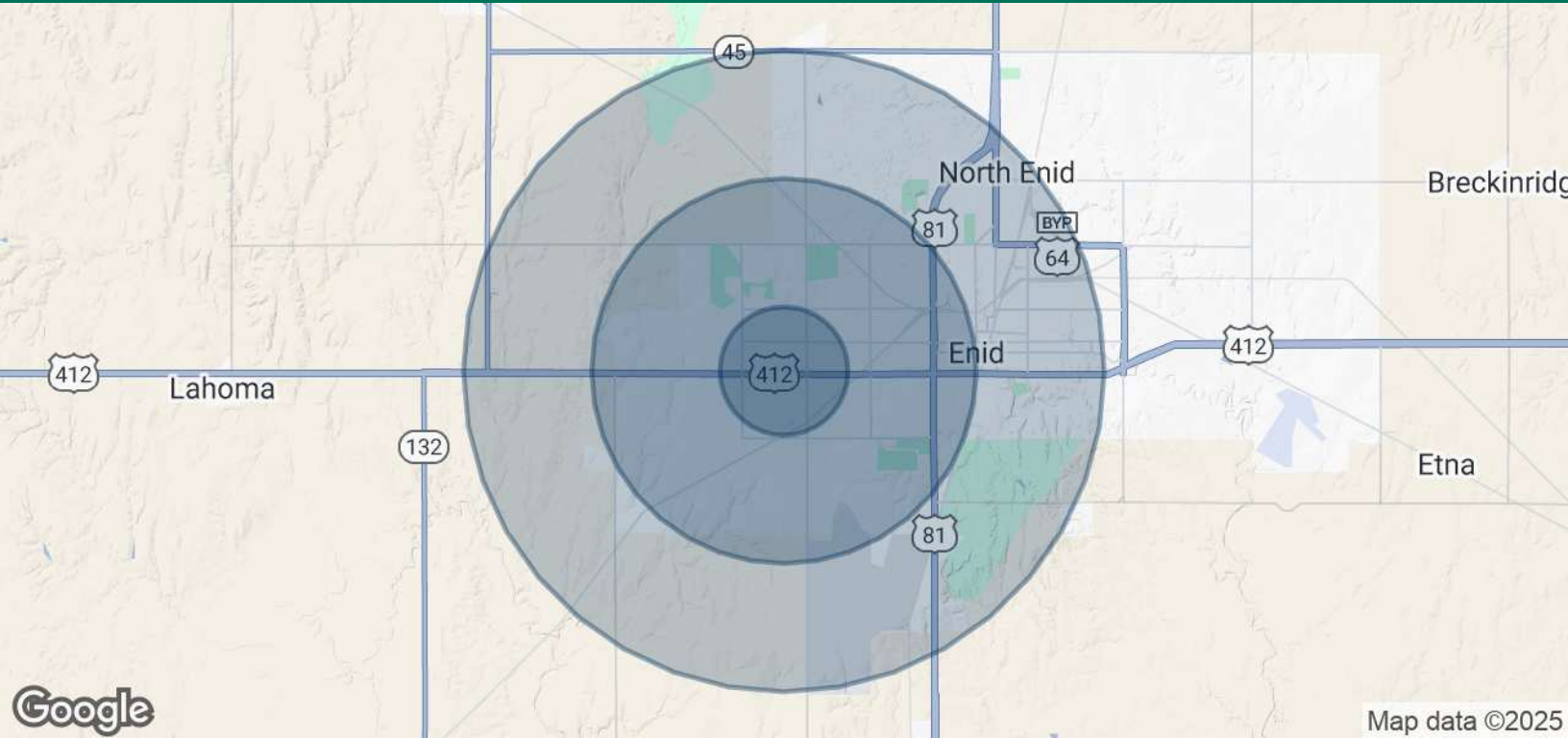
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|----------|
| Total Population | 4,839 | 20,337 | 40,105 |
| Average Age | 39.4 | 42.2 | 39.1 |
| Average Age (Male) | 34.0 | 40.6 | 37.2 |
| Average Age (Female) | 44.7 | 44.6 | 41.8 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 2,112 | 8,687 | 16,392 |
| # of Persons per HH | 2.3 | 2.3 | 2.4 |
| Average HH Income | \$59,187 | \$65,950 | \$58,164 |
| Average House Value | \$120,150 | \$111,551 | \$96,033 |

2020 American Community Survey (ACS)

05052025

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