

## MIDLAND CENTER

3315 NW EXPRESSWAY, OKC, OK 73112



### PROPERTY DESCRIPTION

Midland Center is ideally located across the street from INTEGRIS Baptist Medical Center. This center offers a strong tenant mix that generates high traffic volumes. Existing tenants include Chipotle, Starbucks, Panera Bread, and Schlotzsky's Deli.

The former Conn's big-box space is available and can be demised. A second-generation restaurant space is also available.

"DO NOT DISTURB TENANT"

### TRAFFIC COUNTS

NW Expressway	east	33,938
NW Expressway	west	41,173

### OFFERING SUMMARY

Lease Rate	\$10 - 28 SF/yr (NNN)
Available SF:	4,510 - 31,385 SF
Can Divide 31,385 SF Space	
Lot:	3.16 Acres
Building Size:	41,560 SF

SPACES	LEASE RATE	SPACE SIZE
Suite A	\$28.00 SF/yr	4,510 SF
Suite B	\$10.00 - 12.00 SF/yr	10,000 - 31,385 SF

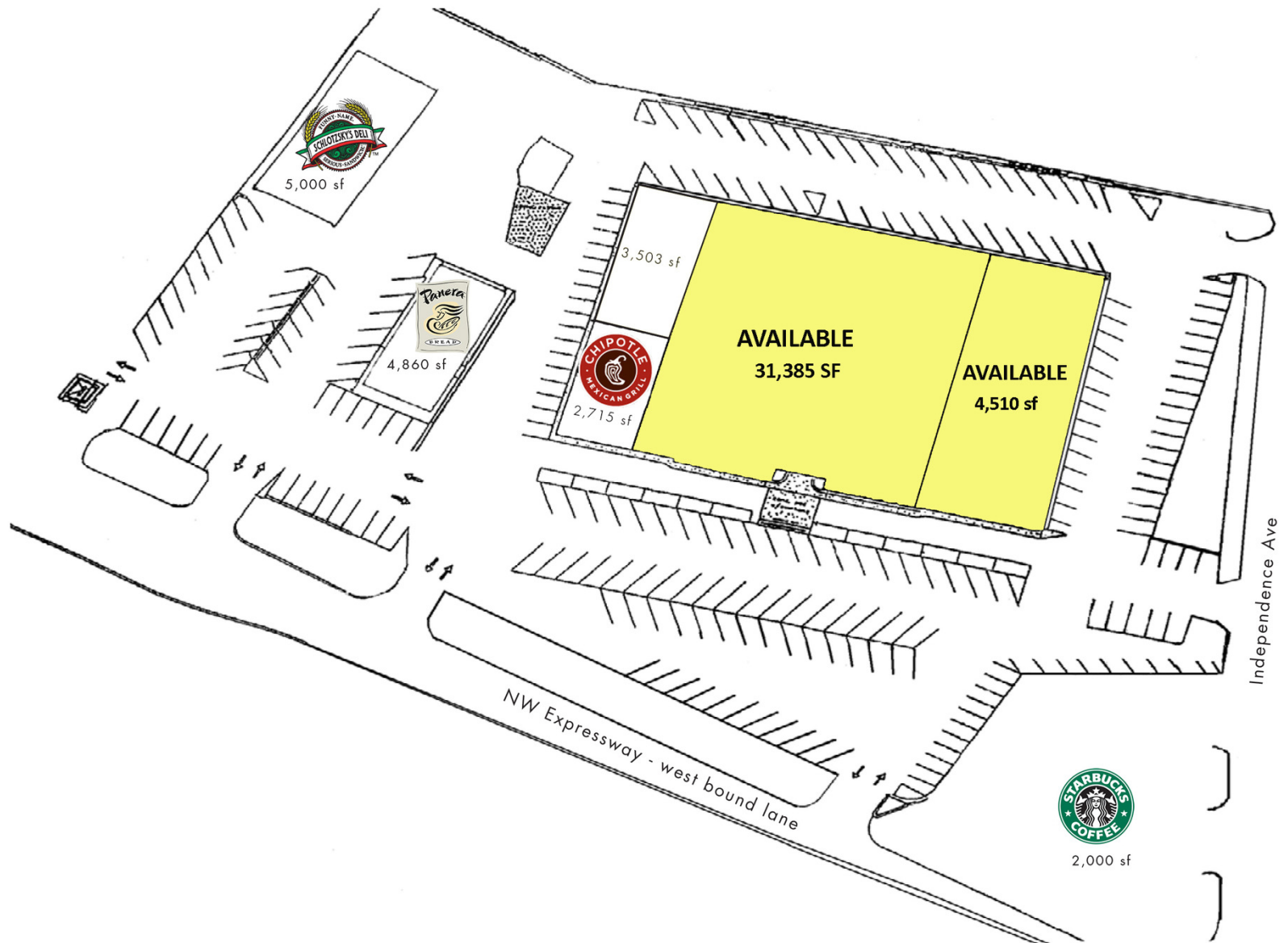
### GEORGE WILLIAMS, CCIM

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SPACE B CAN BE DIVIDED

10,000 SF - 31,385 SF |

SPACE A 4,510 SF "DO NOT DISTURB TENANT"

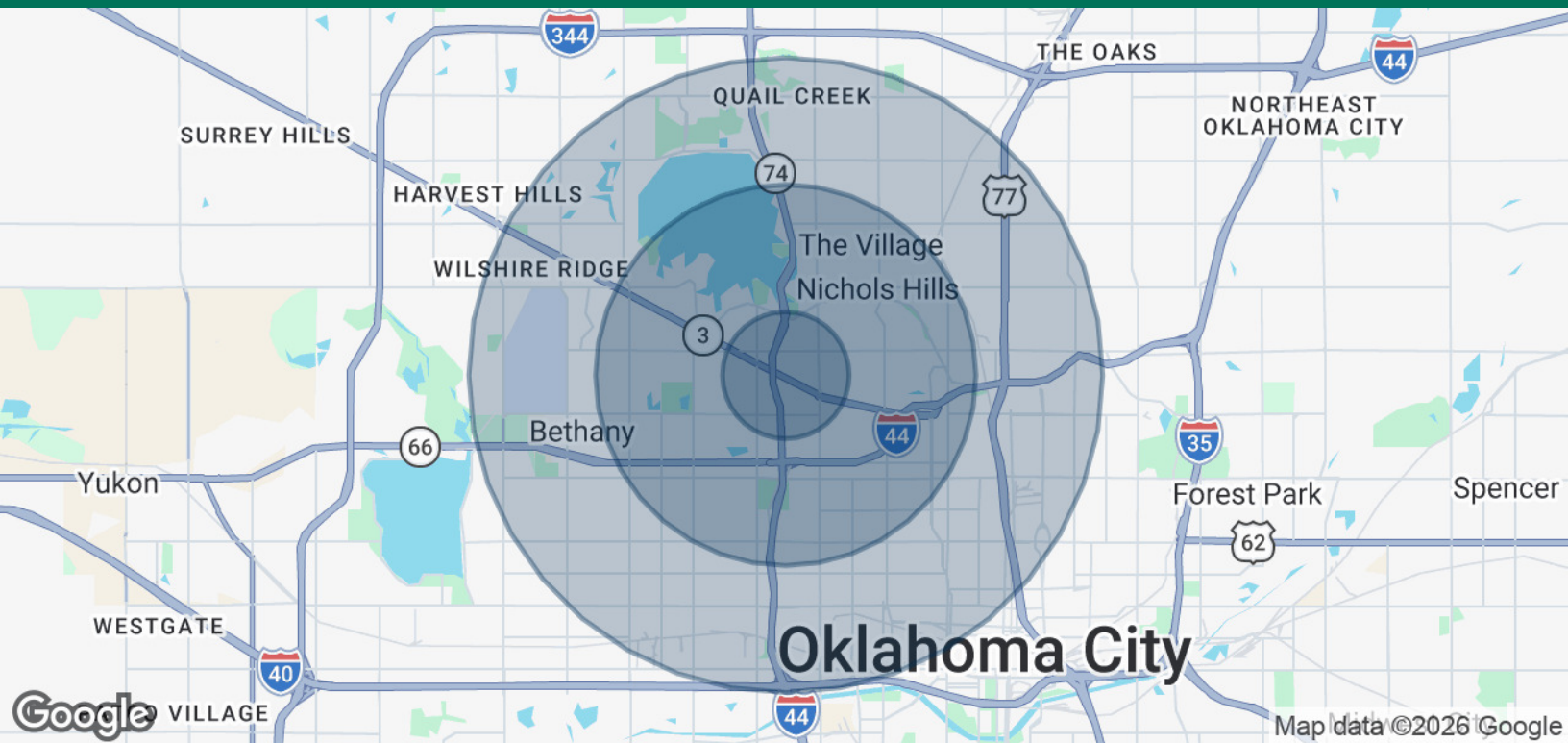
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,810	90,711	247,507
Average Age	37.6	37.8	35.5
Average Age (Male)	35.6	36.0	34.4
Average Age (Female)	40.9	39.3	36.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,787	41,662	106,795
# of Persons per HH	2.0	2.2	2.3
Average HH Income	\$57,519	\$63,981	\$58,770
Average House Value	\$149,888	\$176,476	\$162,985

2020 American Community Survey (ACS)

04142026

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