

# Pep Boys Building

7600 S Walker Ave, Oklahoma City, OK 73139



## OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Building Size:	22,388 SF
Available SF:	16,557 SF
Lot Size:	1.02 Acres
Year Built:	1989
Submarket:	South Oklahoma City

## PROPERTY OVERVIEW

This freestanding building is highly visible from I-240, the busy south Oklahoma City retail corridor. With easy access to and from I-240 as well as entrances to the property from S Walker Ave as well as the service road.

This space is located in the same building as the Pep Boys Service. The Pep Boy Service Department will stay in place occupying 5,831 sf.

This building shares the parking lot with Academy Sports, Life Church and Johnny Carino's offering excellent traffic draw.

	SPACES	LEASE RATE	SPACE SIZE
052821	B	\$12.00 SF/yr	16,557 SF

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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,851	95,632	221,563
Average age	33.8	33.4	32.3
Average age (Male)	34.8	32.7	31.4
Average age (Female)	33.8	34.3	33.5

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,223	36,378	81,408
# of persons per HH	2.4	2.6	2.7
Average HH income	\$41,056	\$46,543	\$48,821
Average house value	\$117,797	\$107,161	\$116,488

\* Demographic data derived from 2010 US Census

## TRAFFIC COUNTS

S Walker Ave	North   South	14,647   14,066
I-240 Interstate	East   West	107,700   98,800

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