

PLAZA TOWER SHOPPING CENTER

904 SW 4TH ST MOORE, OK 73160



PROPERTY DESCRIPTION

Strategically located west of I-35, this retail center is surrounded by well-established shopping destinations and dense residential neighborhoods. The site benefits from steady consumer traffic and strong cross-shopping activity, creating a vibrant environment for retailers.

Excellent connectivity to I-35 and major employment centers across the OKC MSA
Strong Demographics: Over 122,000 daytime population within a 5-mile radius
Established Trade Area: Consistent foot traffic supported by nearby anchors and residential density

OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Available SF:	1,500 - 3,200 SF
Lot Size:	2.07 Acres
Building Size:	22,500 SF

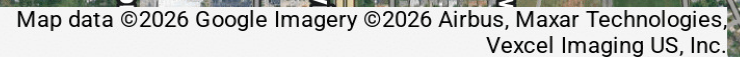
SPACES	LEASE RATE	SPACE SIZE
Suite 904	\$10.00 SF/yr	1,500 SF
Suite 920	\$10.00 SF/yr	2,100 SF
Suite 925	\$10.00 SF/yr	3,200 SF

GEORGE WILLIAMS, CCIM

gwilliams@priceedwards.com

O: 405.239.1270 C: 405.657.7800

904 SW 4TH ST MOORE, OK 73160



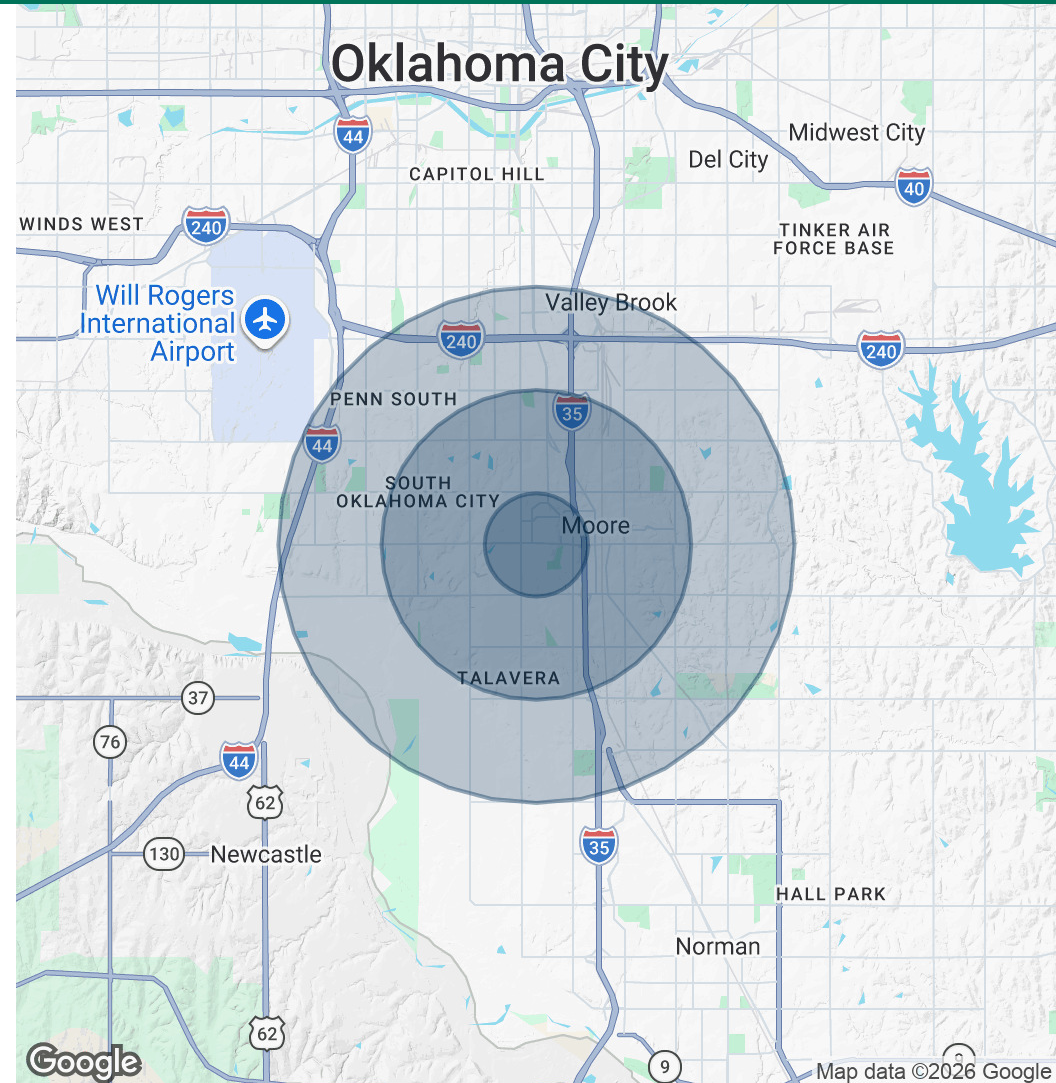
The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein. Photos herein are the property of their respective owners, and use of them without express written consent of the owner is prohibited.

PLAZA TOWER SHOPPING CENTER

904 SW 4TH ST MOORE, OK 73160

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,160	87,417	159,462
Average Age	36	38	38
Average Age (Male)	35	37	37
Average Age (Female)	38	40	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,388	33,964	60,888
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$73,822	\$88,442	\$89,438
Average House Value	\$184,561	\$236,484	\$240,778

Demographics data derived from AlphaMap



GEORGE WILLIAMS, CCIM

gwilliams@priceedwards.com

O: 405.239.1270 C: 405.657.7800