



OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	90,228 SF
Available SF:	1,863 - 3,200 SF
Traffic Counts:	
Memorial Rd - east	31,474
Memorial Rd - west	23,060
Kilpatrick Turnpike -east	57,649
Kilpatrick Turnpike - west	52,405

PROPERTY OVERVIEW

Located in a rapidly growing area of northwest Oklahoma City, Quailbrook Shopping Center serves several new high income housing additions. Mixed use retail/office complexes, and medical facilities.

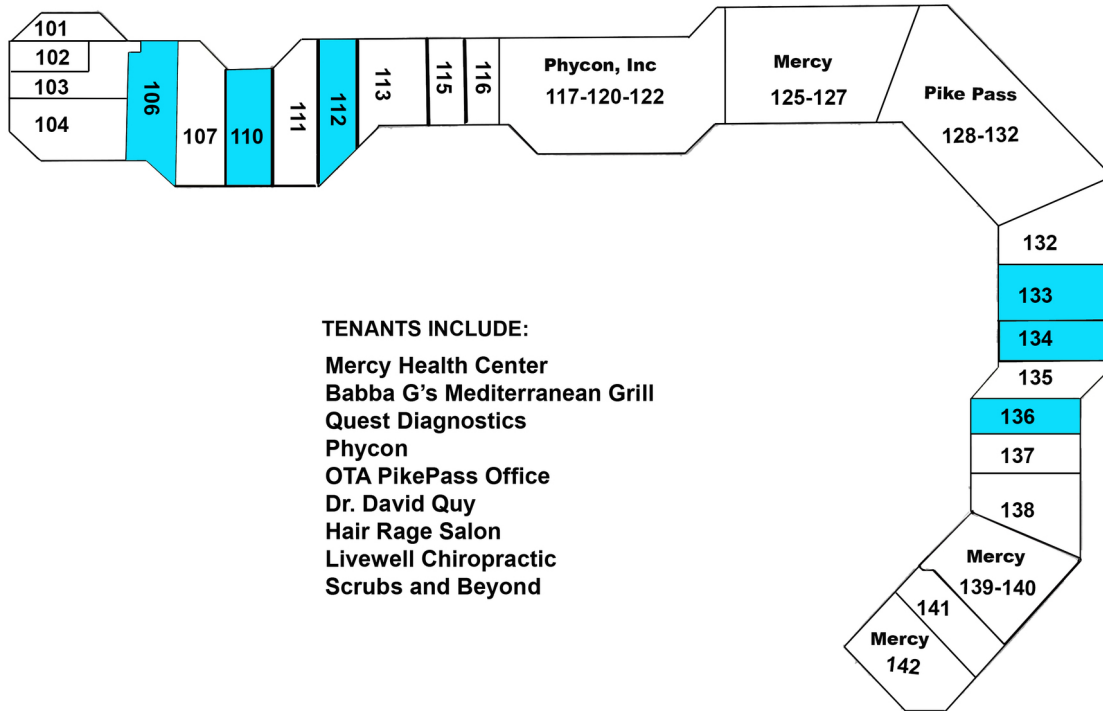
Quailbrook sits at the intersection of Meridian and Memorial, with direct access to Kilpatrick Turnpike resulting in a heavy flow of traffic. An average of 29,000 cars pass daily along the Kilpatrick alone. Gaillardia, a private golf community is directly to the west of the center. Mercy Health Center resides across the highway with approximately 300 beds and the Oklahoma Heart Hospital, specializing in heart health care.

SPACES	LEASE RATE	SPACE SIZE
Suite 106	\$15.00 SF/yr	2,817 SF
Suite 110	\$15.00 SF/yr	2,019 SF
Suite 112	\$15.00 SF/yr	2,070 SF
Suite 133	\$15.00 SF/yr	3,200 SF
Suite 134	\$15.00 SF/yr	1,863 SF
Suite 136	\$15.00 SF/yr	1,915 SF

GEORGE WILLIAMS, CCIM
405.239.1270
gwilliams@pricedwards.com
pricedwards.com

Quailbrook Plaza

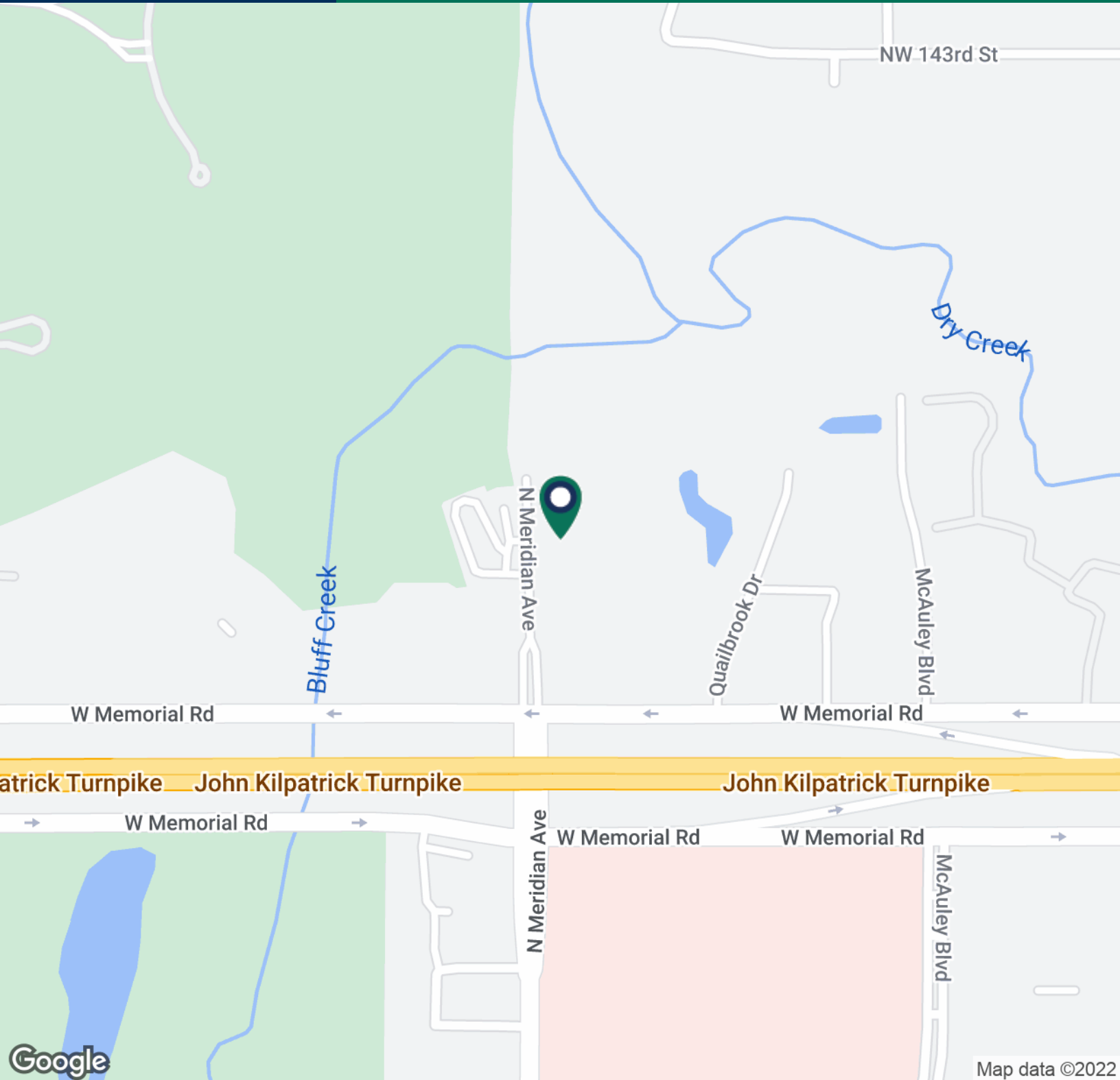
4401 West Memorial Road, Oklahoma City, OK 73134



GEORGE WILLIAMS, CCIM
405.239.1270
gwilliams@priceedwards.com
priceedwards.com

Quailbrook Plaza

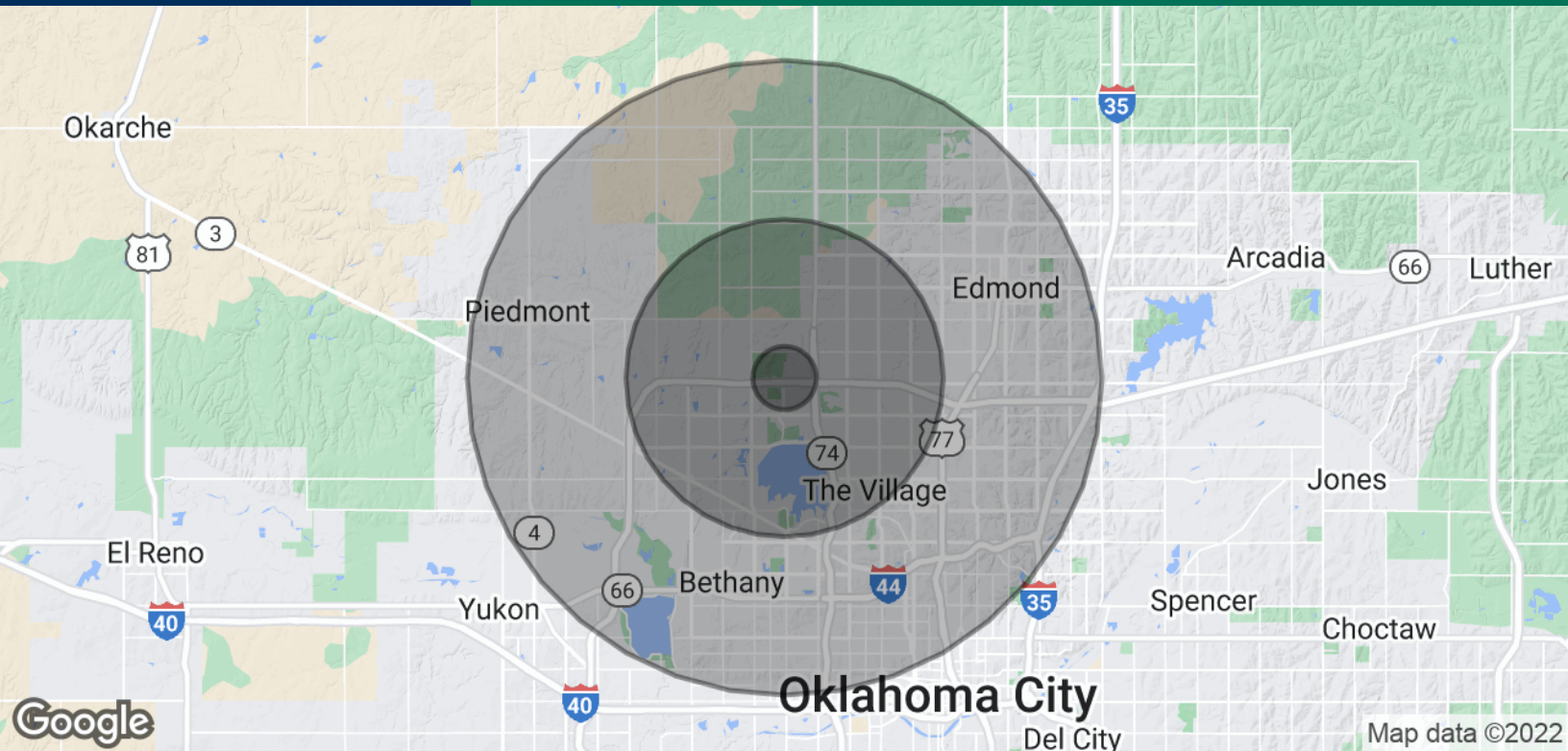
4401 West Memorial Road, Oklahoma City, OK 73134



GEORGE WILLIAMS, CCIM
405.239.1270
gwilliams@pricedwards.com
pricedwards.com

Quailbrook Plaza

4401 West Memorial Road, Oklahoma City, OK 73134



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,738	132,343	449,628
Average age	43.9	37.8	35.6
Average age (Male)	43.5	35.9	34.3
Average age (Female)	43.7	39.0	36.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,816	57,648	186,730
# of persons per HH	2.1	2.3	2.4
Average HH income	\$99,046	\$78,978	\$68,965
Average house value	\$239,769	\$188,696	\$181,365

** Demographic data derived from 2020 ACS - US Census*

08252022

GEORGE WILLIAMS, CCIM
405.239.1270
gwilliams@pricedwards.com
pricedwards.com