

## QUAILBROOK PLAZA

4401 WEST MEMORIAL RD, OKC, OK 73134



### PROPERTY DESCRIPTION

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.

### TRAFFIC COUNTS:

Memorial Rd	east	31,474
Memorial Rd	west	23,060
Kilpatrick Turnpike	east	57,649
Kilpatrick Turnpike	west	52,405

Available SF:	1,863 - 3,200 SF
Building Size:	90,228 SF
Lease Rate:	\$15.00 PF/yr NNN

SPACES	LEASE RATE	SPACE SIZE
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

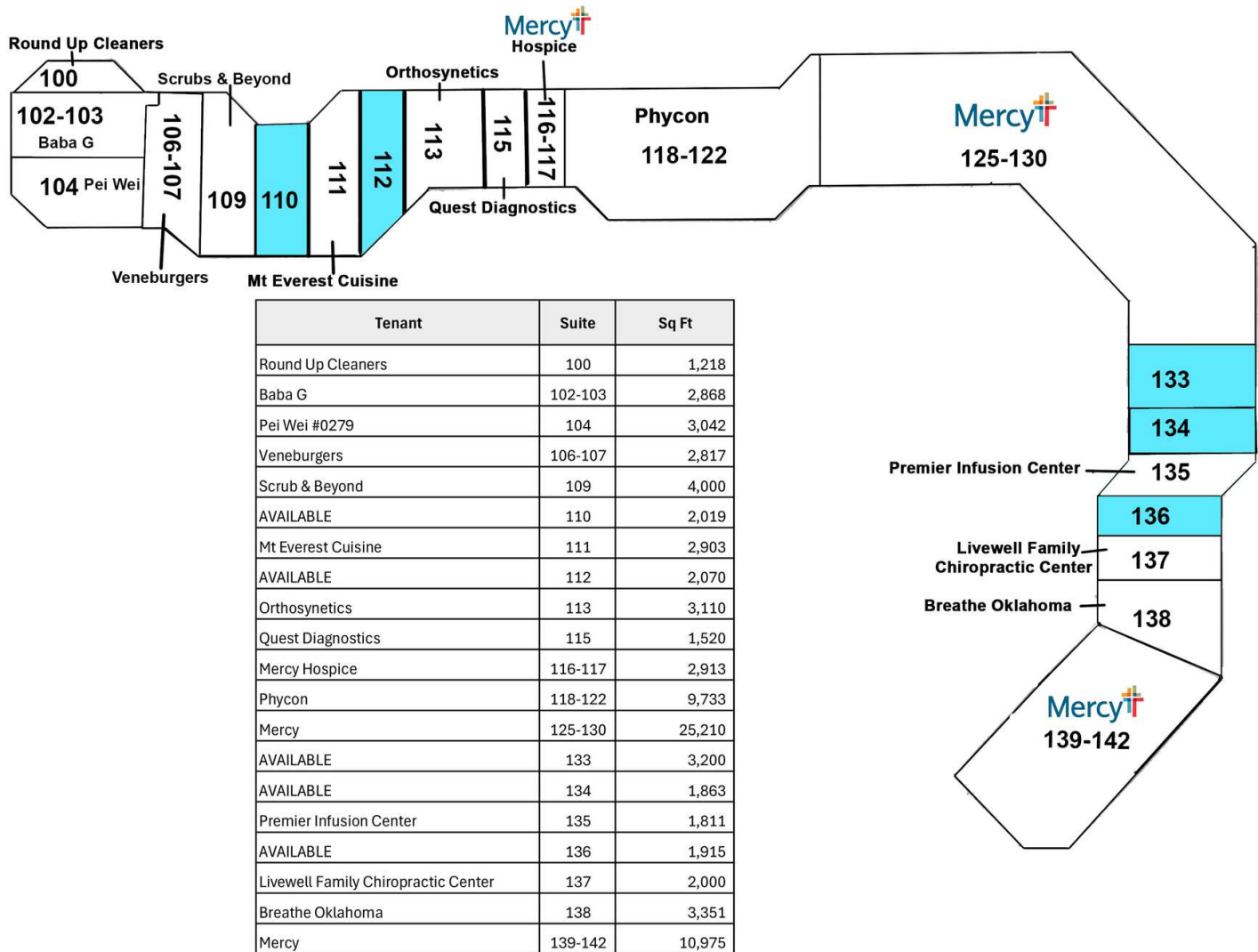
### GEORGE WILLIAMS, CCIM

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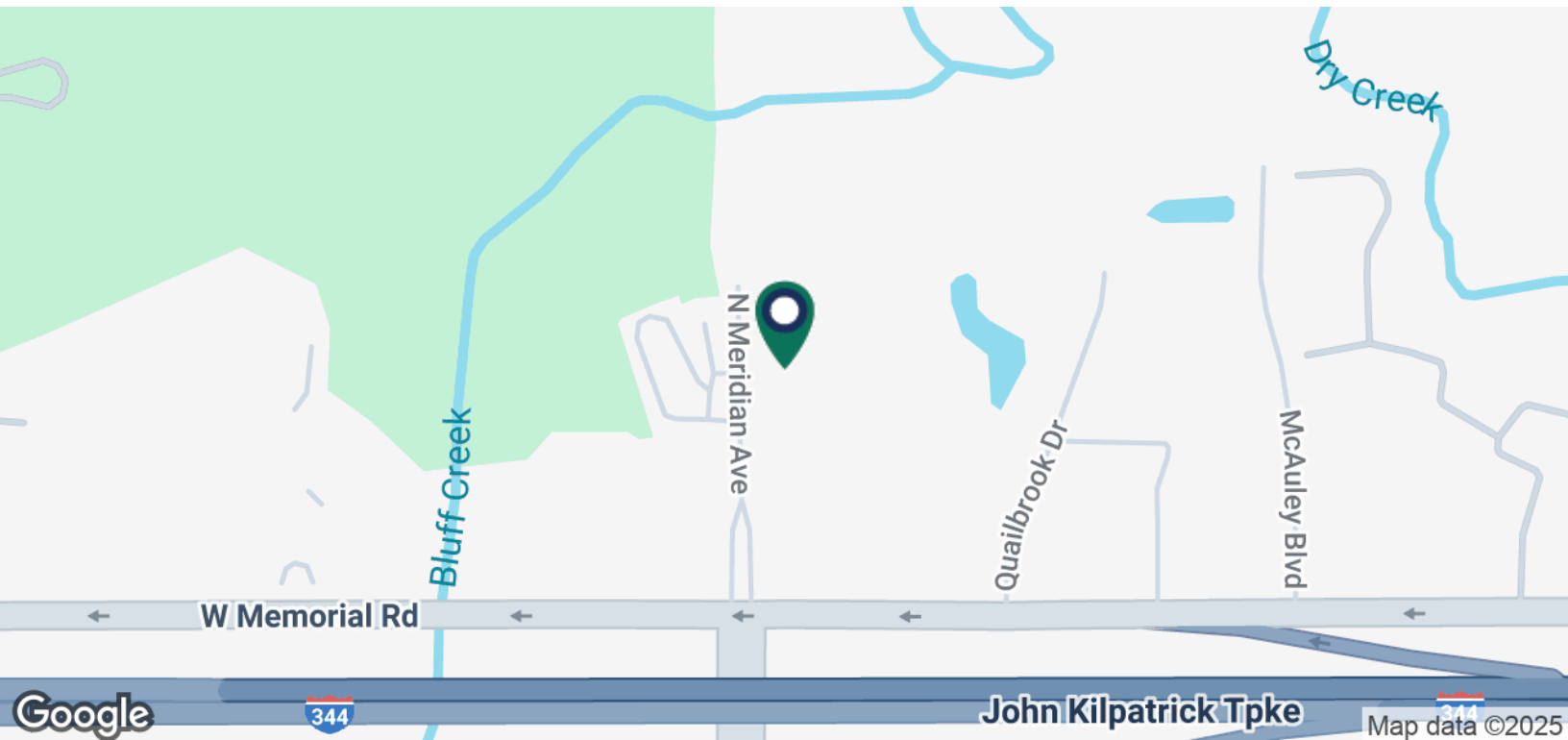
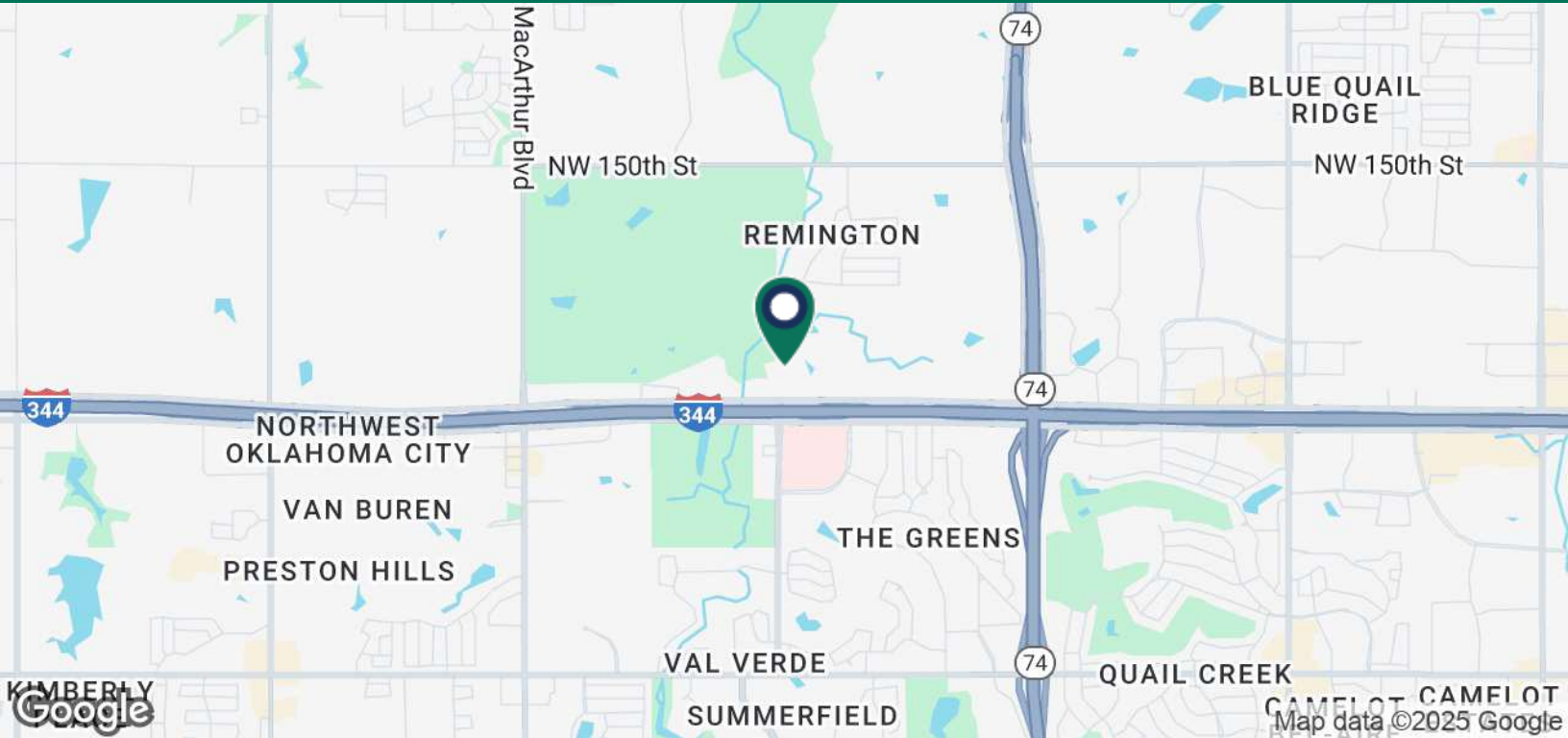
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,050	160,717	475,355
Average Age	48.7	37.0	36.3
Average Age (Male)	44.3	35.7	35.0
Average Age (Female)	47.6	38.0	37.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,599	72,035	208,120
# of Persons per HH	1.9	2.2	2.3
Average HH Income	\$140,529	\$86,658	\$80,425
Average House Value	\$394,496	\$201,630	\$193,803

\* Demographic data derived from 2020 ACS - US Census

08132025

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