



**RETAIL SPACE NOW AVAILABLE**

Lease Rate:	Negotiable
Available SF:	2,895 - 7,278 SF
Suite 1:	5,722 SF
Suite 6:	2,895 SF
Suite 7:	7,278 SF
Building Size:	82,000 SF
Year Built:	2014
Cross Streets:	S Sara Rd & SW 74th 08072020

**PROPERTY OVERVIEW**

The St. Anthony Mustang Healthplex is conveniently located at the intersection of Sara Road and Highway 152. Approximately 15,895 square feet remaining space is situated on the first floor, and connected to the three story Healthplex. Large bay depths and limited structural columns allow for a flexible space layout. Energy efficient geo-thermal HVAC system.

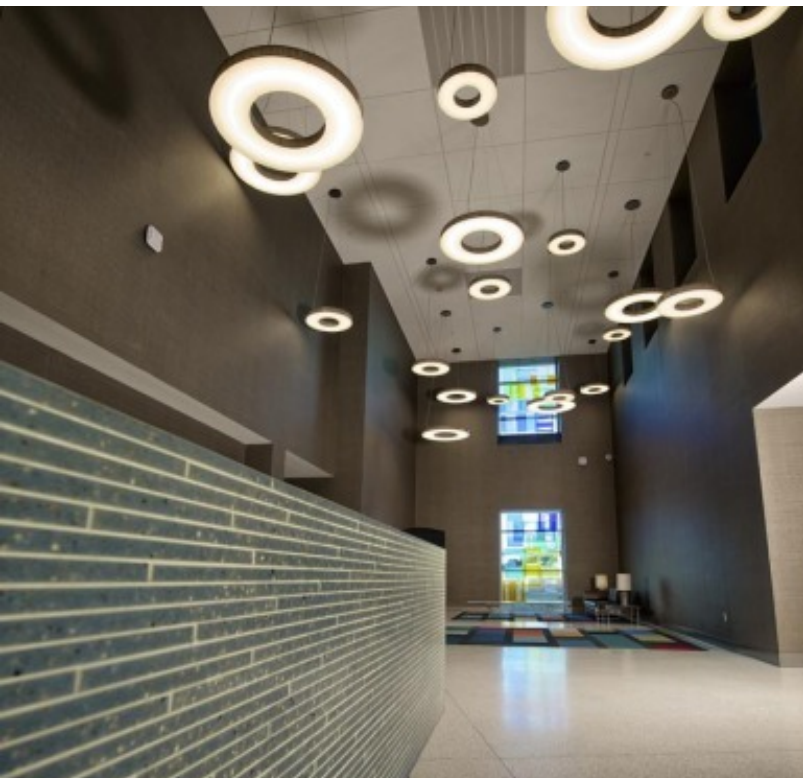
Located at the heart of Mustang retail, adjacent to Wal-Mart SuperCenter and Lowe's.

Great visibility and access

Sara Road provides access to Newcastle, Tuttle, Blanchard and Minco traffic.

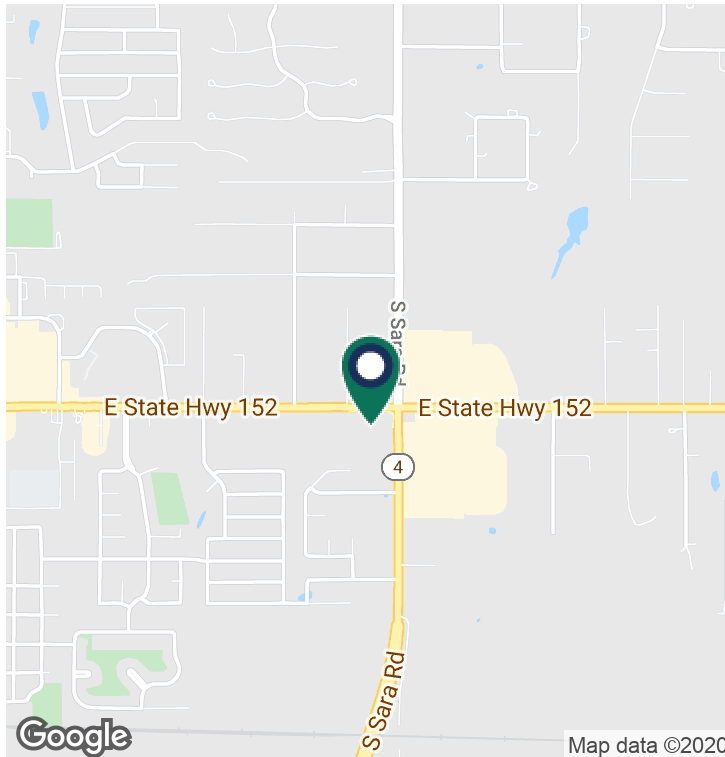
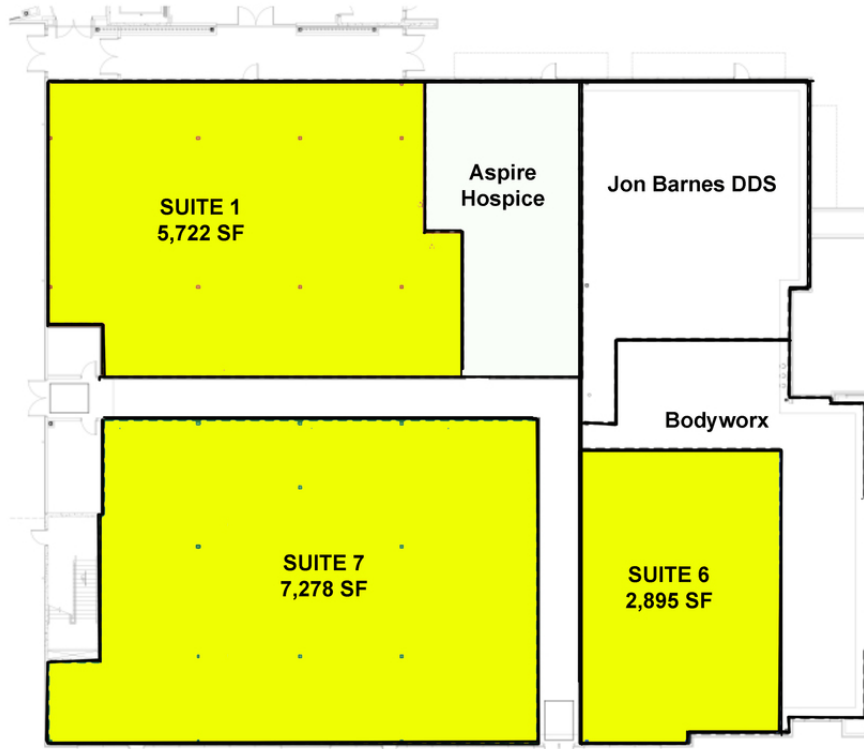
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**DEMOGRAPHICS (PER 2010 CENSUS; 5 MILES RADIUS)**

Total Population	192,666
Population Density	192,666
Median Age	34.7
Median Age (Male)	34.4
Median Age (Female)	35.7
Total Households	72,298
# of Persons Per HH	2.7
Average HH Income	\$61,228
Average House Value	\$140,200

**TRAFFIC COUNTS (PER ACOG)**

Sara Rd	North / South	12,500
Hwy 152 (SW 74th)	East/West	23,600

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