PRICE EDWARDS AND CO.

SOONER ROSE III - LOT 4

SE 15TH ST & S SOONER RD - LOT 4, MIDWEST CITY, OK 73110



BRANDY RUNDEL

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MONICA WITTROCK

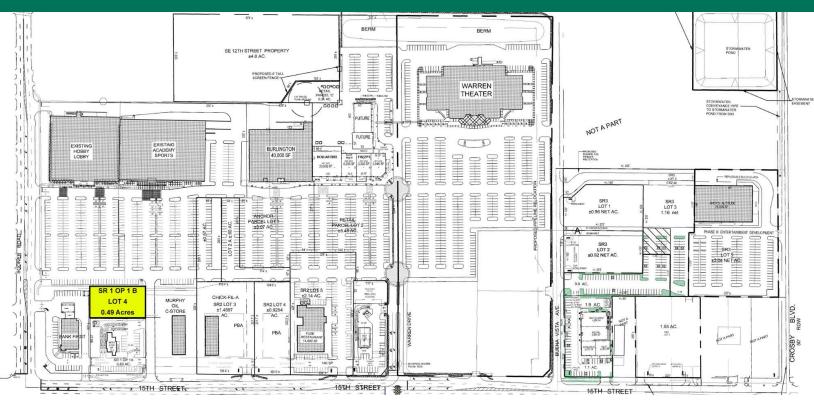
leasing & sales associate mwittrock@priceedwards.com 0: 405.843.7474

Lease Rate \$50,000.00 SF/yr (Ground)

PRICE EDWARDS AND CO.

SOONER ROSE III - LOT 4

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PROPERTY DESCRIPTION

This exceptional commercial property is located at the high-traffic intersection of SE 15th Street and Sooner Road in Midwest City, offering outstanding visibility and accessibility. The available parcels are situated next to Andy's Altitude, making this a perfect opportunity for retailers looking to benefit from proximity to a popular entertainment venue. The site is also surrounded by top national retailers, including Hobby Lobby, Academy Sports + Outdoors, Burlington, and Chick-fil-A, ensuring a steady flow of customers. With a daytime population exceeding 158,000 within a 5-mile radius and over 23,000 vehicles passing daily on 15th Street, this location is ideal for businesses looking to thrive.

PROPERTY HIGHLIGHTS

- Site is graded
- · All access is built
- All utilities are installed
- Underground stormwater detention is completed

OFFERING SUMMARY

| Lease Rate: | \$50,000.00 SF/yr (Ground) | |
|---------------|----------------------------|--|
| | | |
| Available SF: | 21,344 SF | |
| | | |
| Lot #4 Size: | 0.47 Acres | |

BRANDY RUNDEL

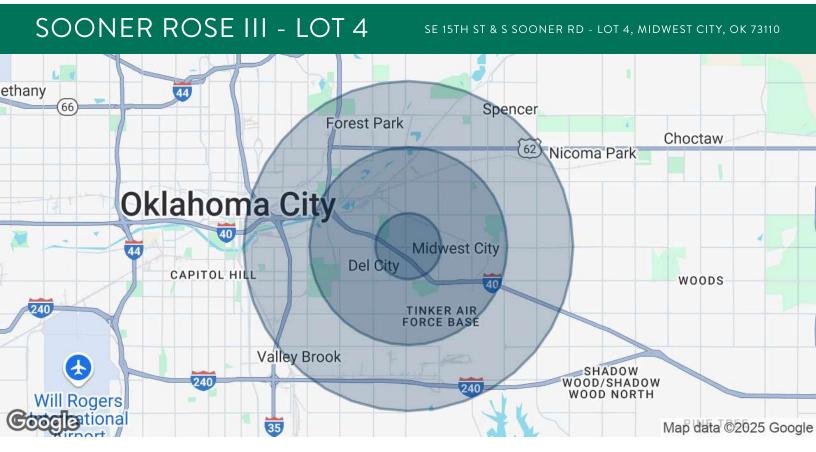
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PRICE EDWARDS AND CO.





| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--|--------|---------|--|
| Total Population | 8,793 | 66,064 | 129,573 |
| Average Age | 40 | 38 | 38 |
| Average Age (Male) | 38 | 36 | 37 |
| Average Age (Female) | 41 | 39 | 39 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 3,698 | 26,937 | 52,610 |
| | 3,070 | 20,737 | 32,010 |
| # of Persons per HH | 2.4 | 2.5 | 2.5 |
| # of Persons per HH Average HH Income | · | · | <u>, </u> |
| · | 2.4 | 2.5 | 2.5 |

Demographics data derived from AlphaMap

04042025

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