

## SOONER ROSE III - LOT 4

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



**BRANDY RUNDEL**

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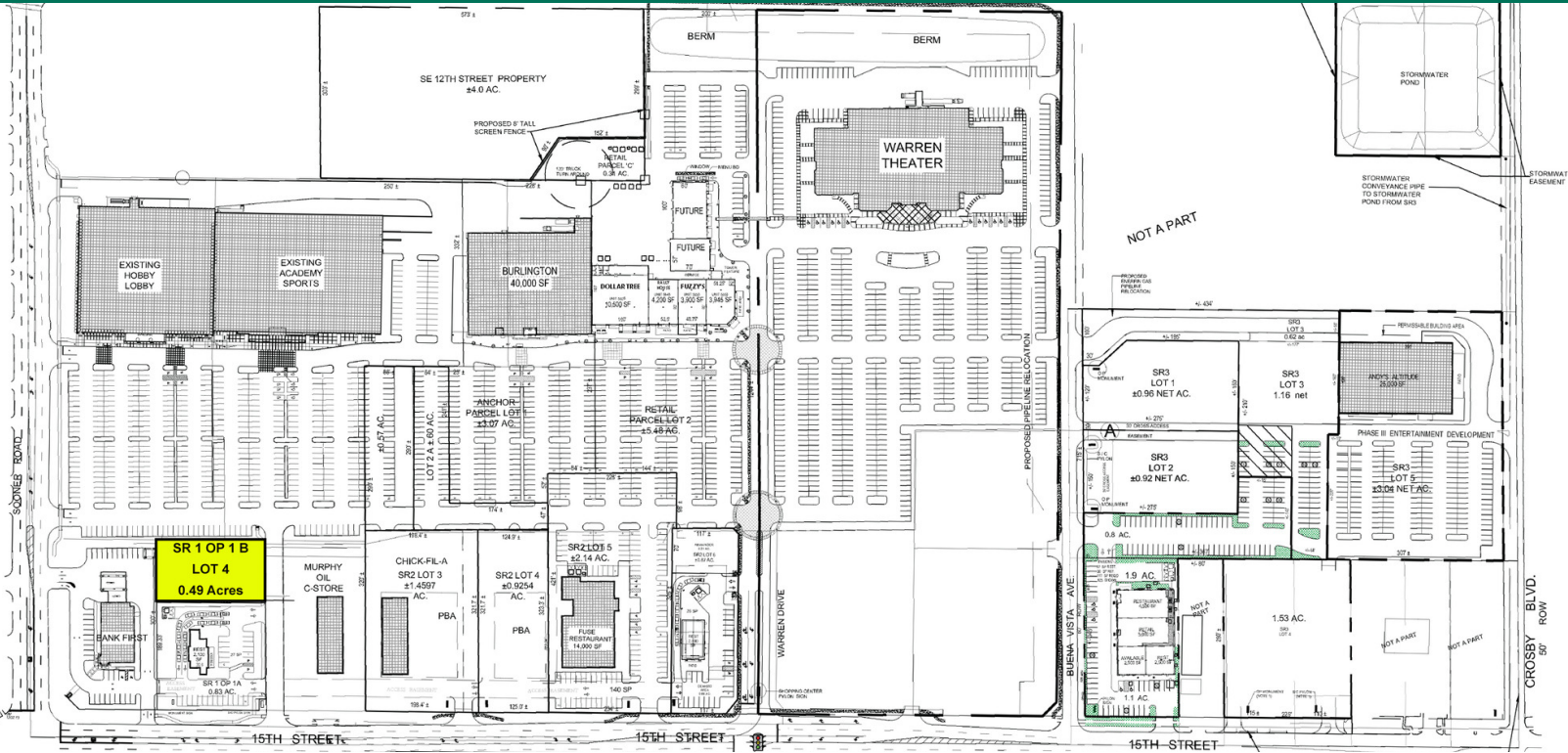
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**Lease Rate**  
Negotiable

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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

<b>Lease Rate:</b>	Negotiable
<b>Available SF:</b>	21,344 SF
<b>Lot #4 Size:</b>	0.47 Acres

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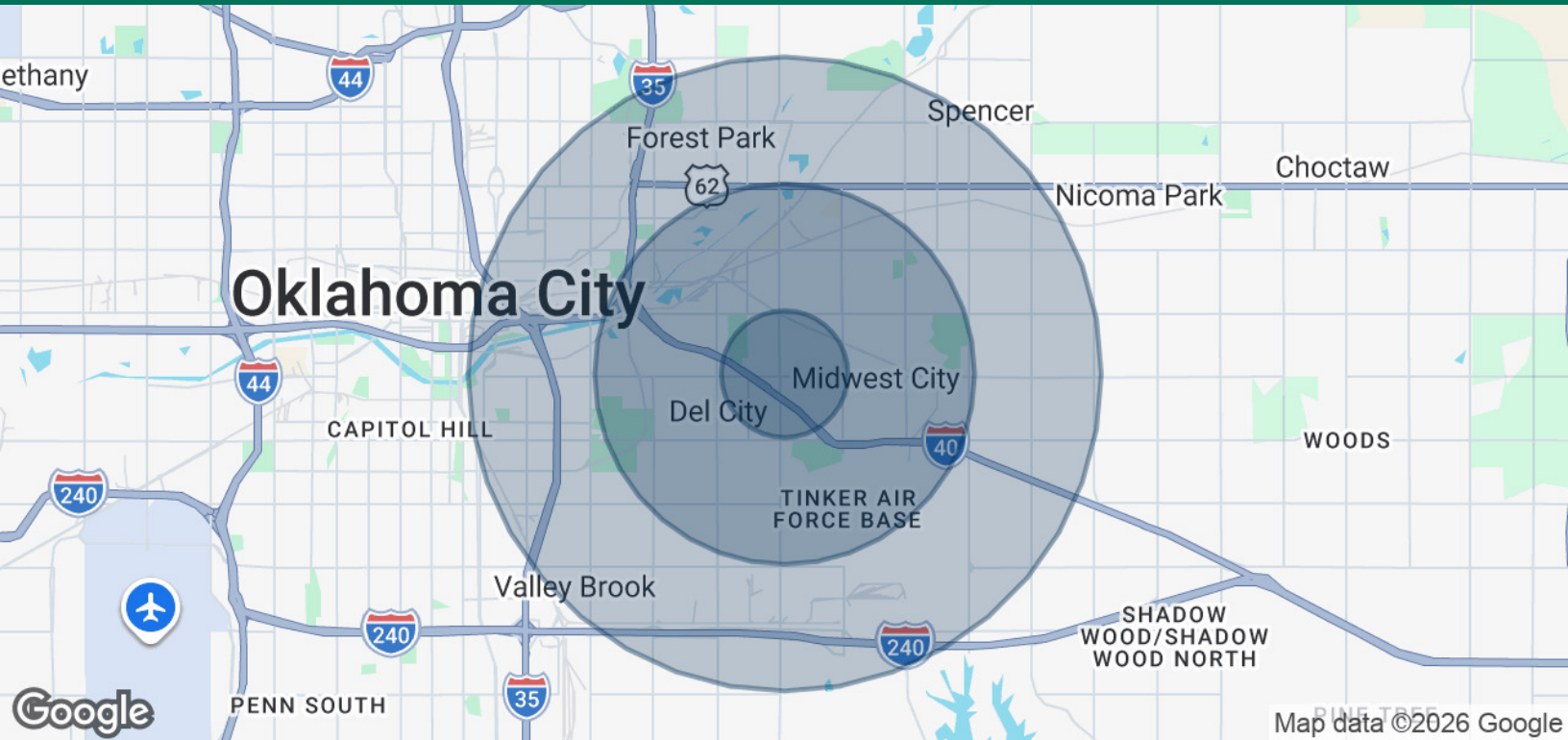
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,793	66,064	129,573
Average Age	40	38	38
Average Age (Male)	38	36	37
Average Age (Female)	41	39	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,698	26,937	52,610
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$53,855	\$62,749	\$66,433
Average House Value	\$132,714	\$155,319	\$177,300

Demographics data derived from AlphaMap

06032026

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