

SPRINGDALE SHOPS

4493 NW 50TH, OKC, OK 73112



PROPERTY DESCRIPTION

Springdale is a well located Center in an established neighborhood, ideal for retail, restaurant and service tenants. The center presently has a Dollar General, Super Mercado, SuperCuts and Little Caesar's. A dance studio and Mixed Martial Arts school bring in a large number of customers each week. Putnam City High School is located 1/3 mile to the west.

This center is located in northwest Oklahoma City, just 1-1/2 miles from Northwest Expressway and 1 mile from NW 39th Expressway, both major arterial roads.

TRAFFIC COUNTS -ACOG

NW 50th	east	15,552
NW 50th	west	14,450
Meridian	north	14,822
Meridian	south	15,928

OFFERING SUMMARY

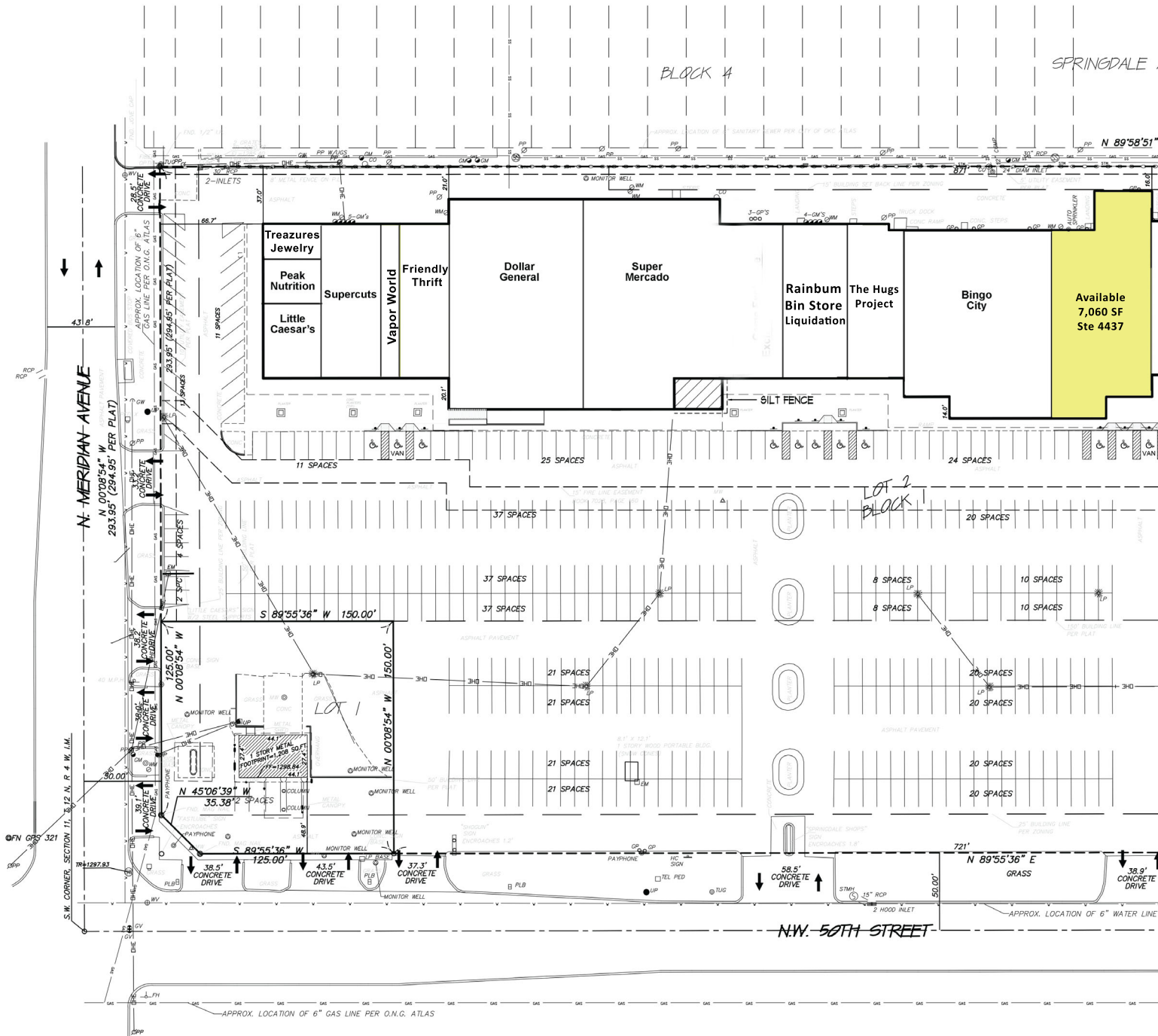
Lease Rate:	\$10.00 SF/yr (NNN)
Available SF:	3 - 7,060 SF
Suite 4403	2,800 SF
Suite 4409	1,725 SF
Suite 4413	2,250 SF
Suite 4421	4,500 SF
Suite 4432	3,600 SF
Suite 4437	7,060 SF
Lot Size:	12.18 Acres
Building Size:	125,368 SF

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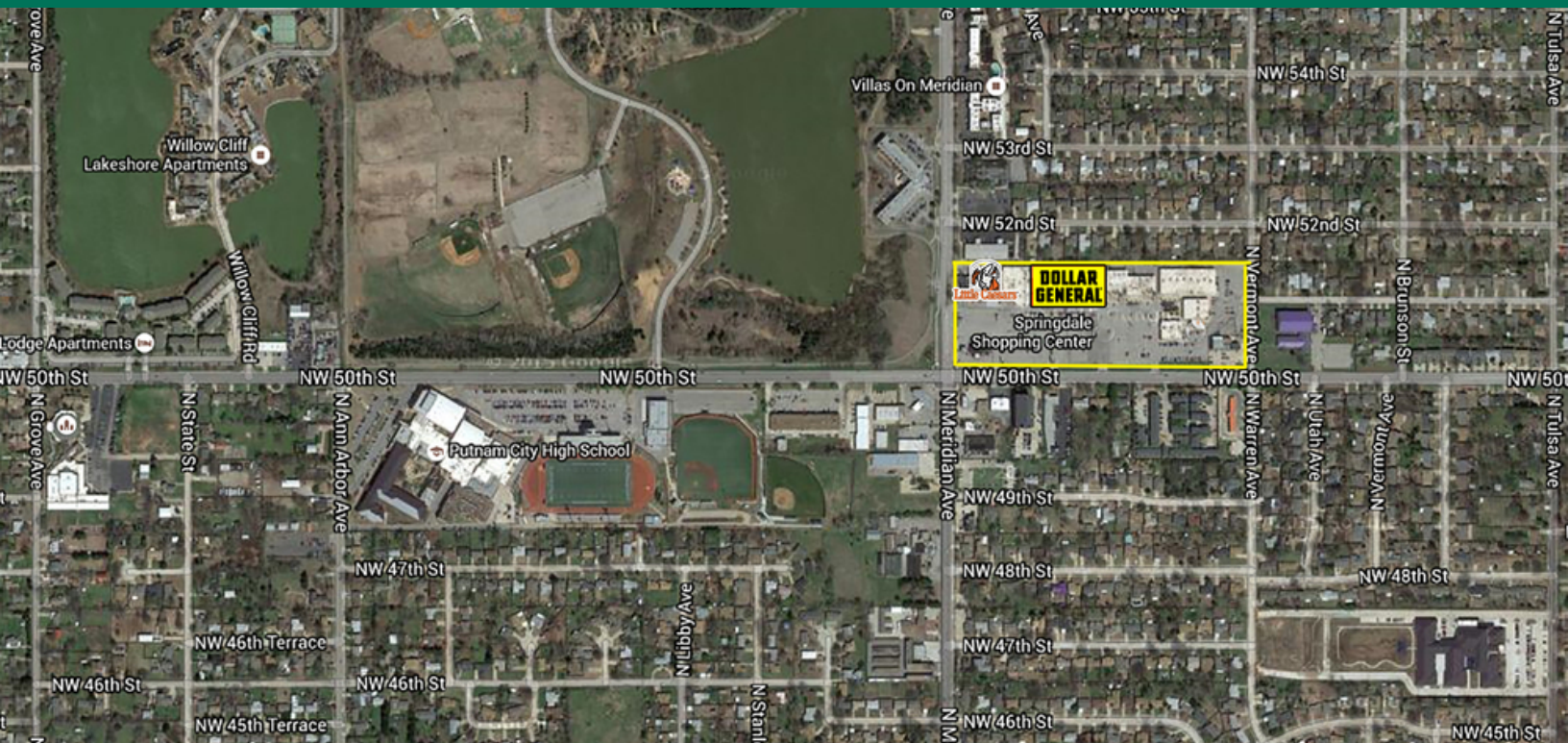
For more information please contact:

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**PRICE
 EDWARDS**
 AND COMPANY

SPRINGDALE SHOPS

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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	13,756	50,614	104,260
Average Age	35.5	36.0	34.9
Average Age (Male)	34.4	35.3	34.2
Average Age (Female)	36.2	37.2	36.2
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	6,139	21,738	44,269
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$50,129	\$51,009	\$50,519
Average House Value	\$123,966	\$123,867	\$124,135

* Demographic data derived from 2020 ACS - US Census

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