



OFFERING SUMMARY

Lease Rate:	\$40.00 SF/yr (tenant in space; NNN)
Available SF:	1,500 - 2,800 SF
Building Size:	13,375 SF
Year Built:	2016
Submarket:	Moore
Across the Street:	Target, Burlington, Dick's Sporting Good, Home Depot

01182023

PROPERTY OVERVIEW

Built in 2016, the Property offers dual, newer buildings totaling 13,375 SF on a large 1.76 acre parcel. This site benefits from a population of 134,000 and an average household income of \$84,600 within a five-mile radius. Additionally, the building boasts of >98,000 daytime employees in the surrounding area. The center is located in Moore, OK which is one of the fastest growing suburbs of OKC. The Property is located less than 13 miles from Downtown OKC, Will Rogers International Airport and Tinker Air Force Base. In addition, the University of Oklahoma (>31,000 students) is only 9 miles away from the site.

PROPERTY HIGHLIGHTS

- Outparcel to WinCo Foods
- National retailers in proximity include At Home, Tractor Supply Co, Gold's Gym, Walmart Supercenter, Lowe's, Sam's Club, ALDI and AutoZone

SPACES	LEASE RATE	SPACE SIZE
Suite 100	\$40.00 SF/yr	2,800 SF
Suite 140	\$40.00 SF/yr	1,962 SF
Suite 180	\$40.00 SF/yr	1,500 SF

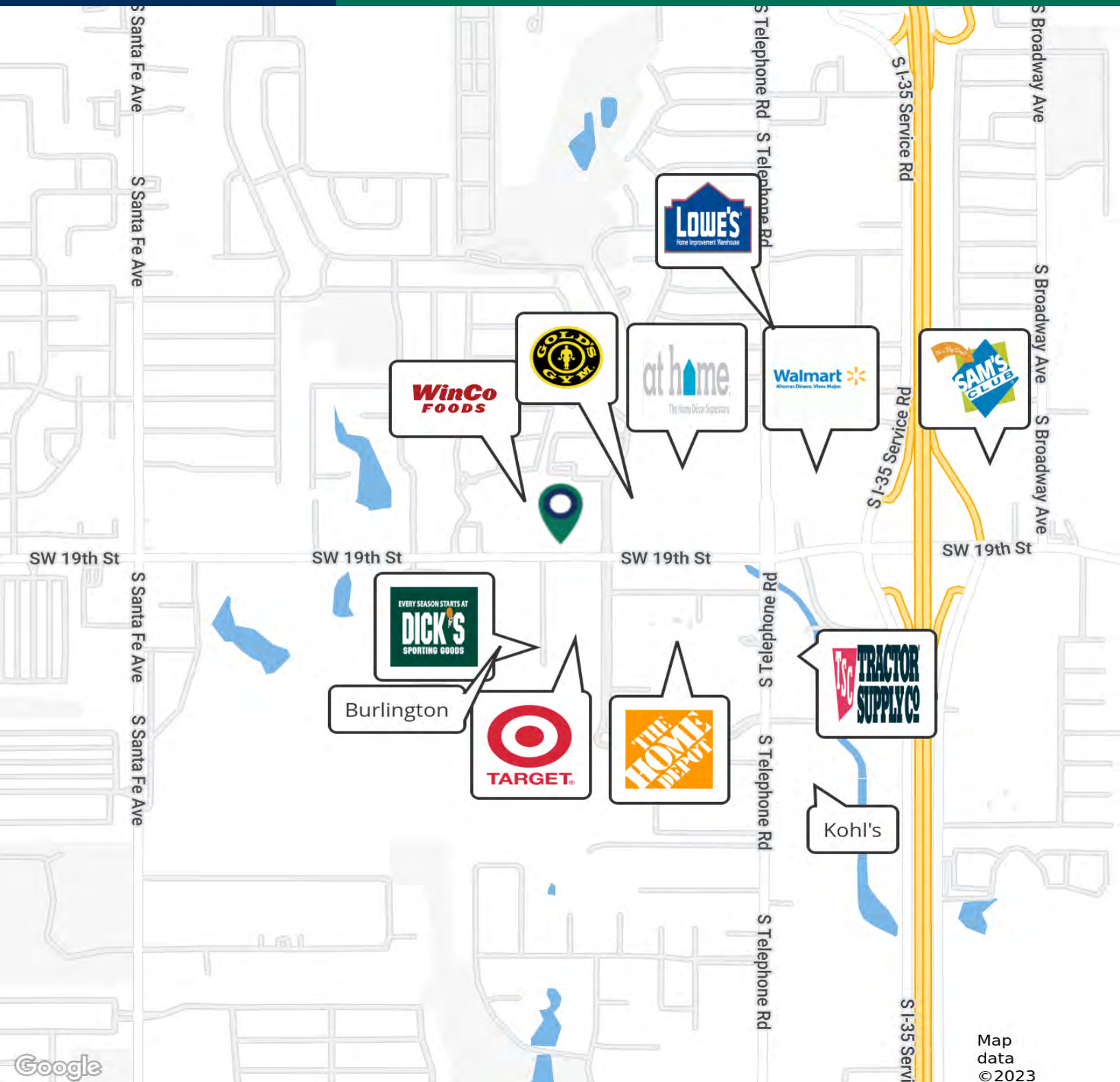
GEORGE WILLIAMS, CCIM
405.239.1270
gwilliams@pricedwards.com
pricedwards.com



GEORGE WILLIAMS, CCIM
405.239.1270
gwilliams@pricedwards.com
pricedwards.com

The Exchange on 19th

705 SW 19th, Moore, OK 73160

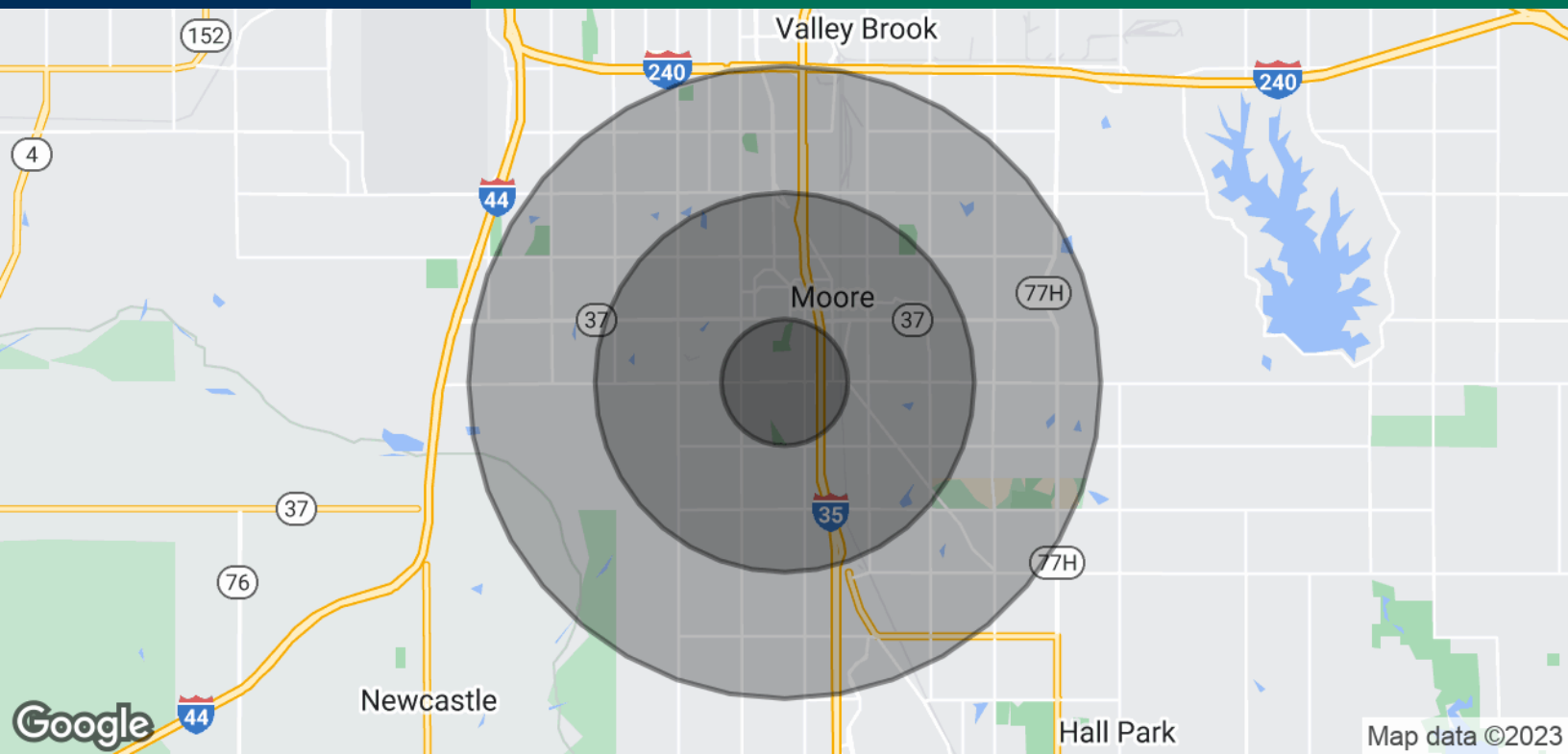


Map
data
©2023

GEORGE WILLIAMS, CCIM
405.239.1270
gwilliams@pricedwards.com
pricedwards.com

The Exchange on 19th

705 SW 19th, Moore, OK 73160



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,350	64,543	121,658
Average age	30.5	32.2	34.3
Average age (Male)	30.6	31.4	33.3
Average age (Female)	30.2	32.9	35.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,680	24,259	46,330
# of persons per HH	2.7	2.7	2.6
Average HH income	\$62,927	\$64,913	\$70,508
Average house value	\$116,508	\$136,449	\$153,879

* Demographic data derived from 2020 ACS - US Census

GEORGE WILLIAMS, CCIM
405.239.1270
gwilliams@pricedwards.com
pricedwards.com