OFFERING SUMMARY

Lease Rate:	$40.00 SF/yr (NNN)
Available SF:	1,962 SF
Building Size:	13,375 SF
Year Built:	2016
Submarket:	Moore

072122

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
- Directly across the street from Target, Burlington, Dick's Sporting Goods and Home Depot.
- National retailers in immediate proximity include At Home, Tractor Supply Co, Gold's Gym, Walmart Supercenter, Lowe's,
- Sam's Club, ALDI and AutoZone, among others.

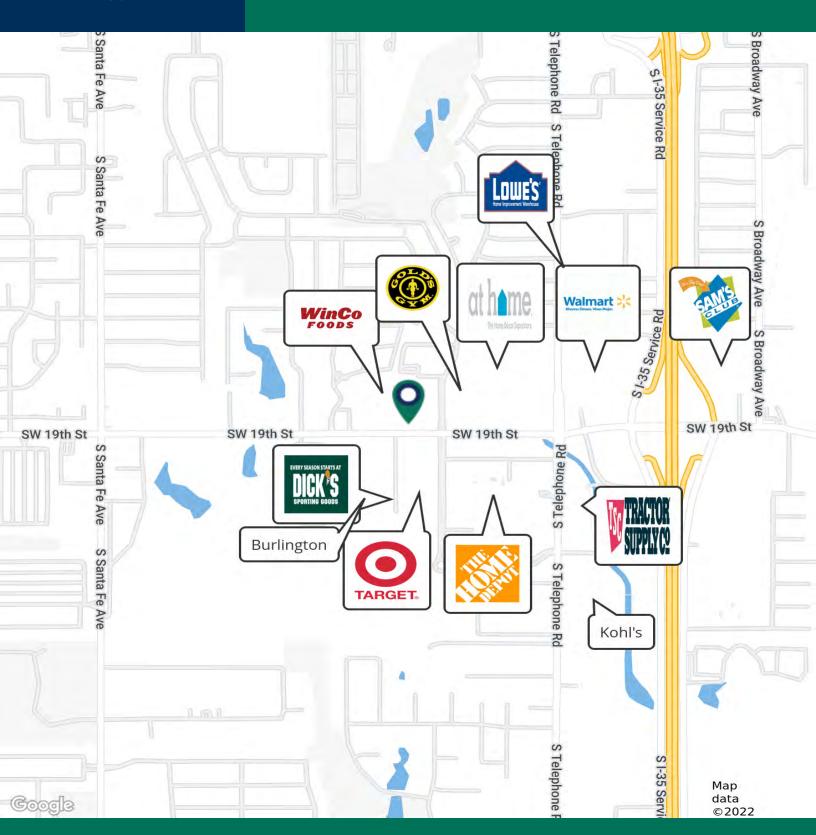| SPACES	LEASE RATE	SPACE SIZE
Suite 140	$40.00 SF/yr	1,962 SF

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1,962 sf - Suite 140

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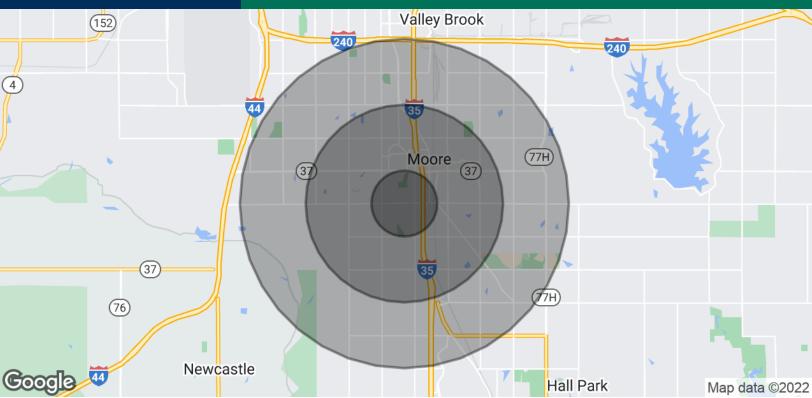405.239.1270
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Lowe's

WinCo FOODS

GOLD'S GYM

at home — The Home Décor Superstore

Walmart — Ahorras Dinero. Vives Mejor.

SAM'S CLUB

DICK'S SPORTING GOODS — EVERY SEASON STARTS AT

Burlington

TARGET

THE HOME DEPOT

TRACTOR SUPPLY CO.

Kohl's

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

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