



**RETAIL SPACE NOW AVAILABLE**

Lease Rate:	Negotiable
Outparcel Size:	0.43 Acres
Building Size:	131,431 SF
Year Built:	1965
Renovated:	1969
Sub Market:	Eastern OK County
Cross Streets:	S Air Depot & E Reno Ave 122021

**PROPERTY OVERVIEW**

This retail pad site, with excellent visibility and access, is being offered as a ground lease or build-to-suit.

- . Drive-thru availability
- . Offered shared parking

Town & Country Shopping Center is located in the heart of Midwest City at Reno and Air Depot.

Retailers get the benefit of not only the growth of the economic market (Tinker Air Force Base, Boeing, etc) but also strong co-tenancy including Ross Dress For Less, Big Lots, Westlake, Aarons and more.

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**DEMOGRAPHICS (PER 2010 CENSUS; 5 MILES RADIUS)**

Total Population	115,962
Population Density	115,962
Median Age	34.4
Median Age (Male)	33.3
Median Age (Female)	35.7
Total Households	46,796
# of Persons Per HH	2.5
Average HH Income	\$48,797
Average House Value	\$95,498

**TRAFFIC COUNTS (PER ACOG)**

Air Depot	North	14,333
Air Depot	South	24,618
E Reno Ave	East	22,121
E Reno Ave	West	19,247

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