

# Towne South Plaza

500 W I-240 Service Rd, Oklahoma City, OK 73139

**FOR LEASE**



## PROPERTY DESCRIPTION

Towne South Plaza is a neighborhood center with Sam's Optical, Hair Rage, and Bella Style as its major tenants. Other tenants in the same development, but not included, are Chuck E. Cheese and Holiday Inn. The center contains approximately 17,080 square feet of rentable retail space in one single-level structure. A 3,100 SF suite with existing dental build-out is currently available, reducing upfit costs for medical, dental, or similar users. With direct interstate visibility off I-240 and over 100,000 vehicles per day on the corridor, the property sits in one of south Oklahoma City's strongest retail nodes.

## PROPERTY HIGHLIGHTS

- Direct I-240 visibility and access
- 100,000+ VPD on I-240
- 3,100 SF available with dental build-out in place

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## OFFERING SUMMARY

|                       |                     |
|-----------------------|---------------------|
| <b>Lease Rate</b>     | \$20/SF + NNN       |
| <b>Available SF</b>   | Suite 518 - 3100 SF |
| <b>Building Size:</b> | 17,080 SF           |

## DENTAL SPACE DETAILS

- 10 Exam Rooms
- 2 Restrooms
- Breakroom and Locker Area
- Private Offices
- Check-In Area with Lobby

**PRICE  
EDWARDS**  
AND COMPANY

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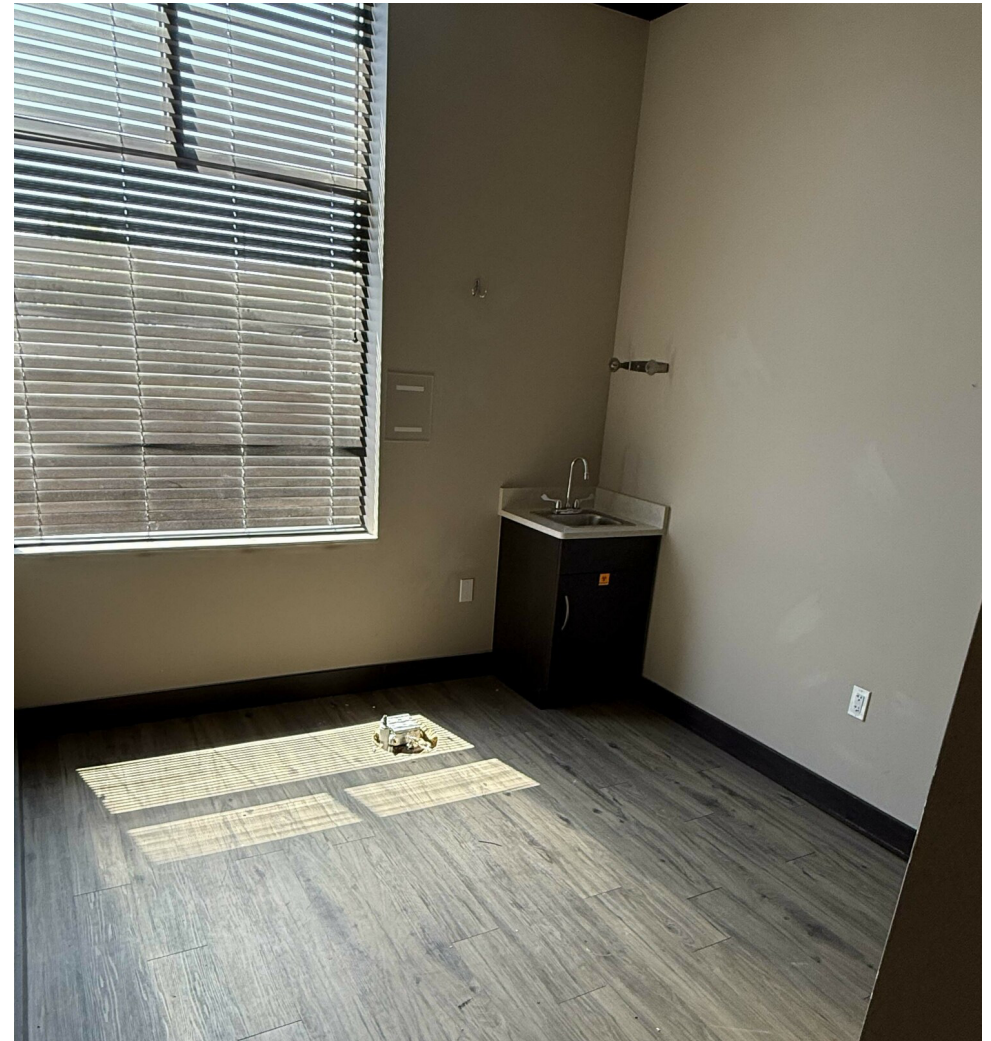
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# Towne South Plaza

500 W I-240 Service Rd, Oklahoma City, OK 73139

**FOR SALE**



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# Towne South Plaza

**FOR LEASE**

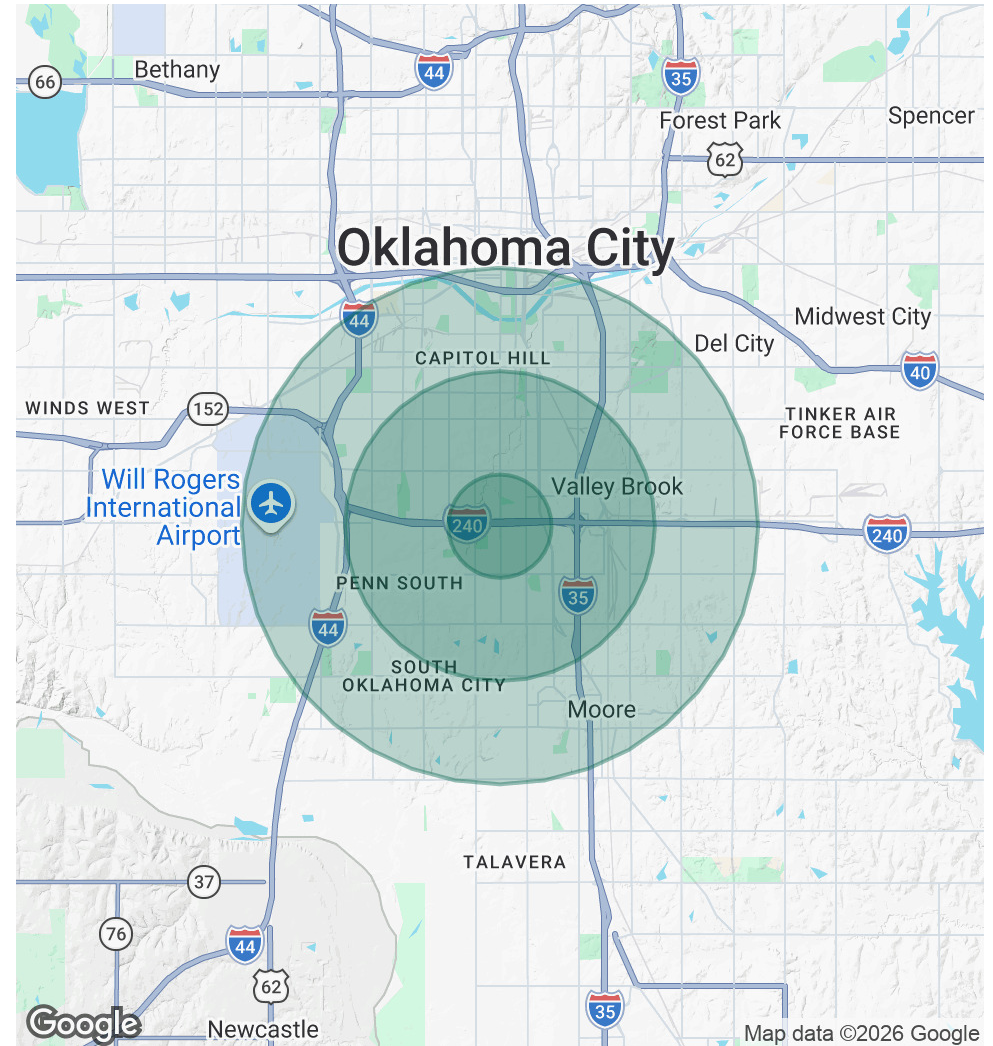
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| POPULATION                  | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|--------|---------|---------|
| <b>Total Population</b>     | 9,118  | 105,907 | 221,512 |
| <b>Average Age</b>          | 34.3   | 33.8    | 34.3    |
| <b>Average Age (Male)</b>   | 29.3   | 31.9    | 32.9    |
| <b>Average Age (Female)</b> | 36.1   | 34.9    | 35.2    |

| HOUSEHOLDS & INCOME        | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------------|-----------|-----------|-----------|
| <b>Total Households</b>    | 3,718     | 40,309    | 83,239    |
| <b># of Persons per HH</b> | 2.5       | 2.6       | 2.7       |
| <b>Average HH Income</b>   | \$50,009  | \$64,046  | \$71,615  |
| <b>Average House Value</b> | \$149,753 | \$146,926 | \$164,543 |

2023 American Community Survey (ACS)



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