

PRIME OKLA CITY RETAIL SPACE AVAILABLE

WALNUT SQUARE SHOPPING CENTER | 2209 W I-240 Service Rd, Oklahoma City, Ok 73159

PRICE EDWARDS AND COMPANY



BRAUM'S
CITITRENDS
Burlington

WAL*MART SUPERCENTER
IHOP
chili's
LOWE'S
STAPLES

Academy
Carino's
CHUCK E. CHEESE
LIFECHURCH.TV

Famous Footwear
MICHAEL'S
OLD NAVY
PET'S MART
ROSS
BEST BUY
Marshalls

Office DEPOT
KFC
Red Lobster
LONG JOHN SILVER'S
Boppers

dd's DISCOUNTS
BIG LOTS!
HOBBY LOBBY
OUTBACK

Conn's
CHASE
SKECHERS

CHARLESTON'S
SANTITAS
GNC
golden corral
Cane's

NORTHERN
Aarons
FAMILY DOLLAR
DOLLAR TREE
Licks
COR

MidFirst Bank

HEBCO

fedex
verizon

Walnut Square Shopping Center

Not Included

Olive Garden

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PROPERTY OVERVIEW

Located at the northwest corner of I-240 and South Pennsylvania Ave, Walnut Square Shopping Center is highly visible from I-240, the east/west corridor of South Oklahoma City.

National retail located along this five mile stretch include Hobby Lobby, Conn's, Big Lots, Old Navy, Michaels, Marshalls, Ross Dress For Less, Skechers, Lane Bryant, Northern Tool, Lowes, Home Depot, Wal-Mart SuperCenter, Burlington, PetsMart, Dollar Tree, as well as national restaurant chains such as Olive Garden, Outback, Golden Corral, and Hooters. Several smaller retails, office and service users have located in this corridor to establish their presence in the South Oklahoma City market.

OFFERED FOR LEASE

Available RSF	1,000 - 14,400 SF
Lease Rate	\$12.00 - \$18.00 SF/yr (NNN)
Building Size	309,023 SF
Market	South
Submarket	Oklahoma City
Cross Streets	I-240 Service Rd & S Pennsylvania Ave

CONTACT US

EV ERNST, *Retail Specialist*

JACOB SIMON, *Retail Specialist*

GEORGE WILLIAMS, CCIM, *Retail Investment Specialist*

AARON DIEHL, *Retail Specialist*

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PROPERTY HIGHLIGHTS

- Prime location on South Oklahoma City's busiest retail corridor
- Near the Oklahoma City Community College (OCCC) with 12,029 undergrad students +/-
- Home to national tenants like Hobby Lobby, dd's Discounts, Big Lots and Green Acres Market

DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	18,684	198,920	553,968
Median Age	35.4	35.4	38.9
Median Age (Male)	48.5%	49.9%	49.6%
Median Age (Female)	51.5%	50.1%	50.4%
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	6,739	72,374	215,518
# of persons per HH	2.8	2.7	2.5
Average HH Income	\$62,563	\$70,942	\$78,095

TRAFFIC COUNTS

S Pennsylvania Ave	north	22,976
S Pennsylvania Ave	south	21,742
Interstate 240	east	107,700
Interstate 240	west	98,800

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SITE PLAN



SUITE	TENANT	SF	SUITE	TENANT	SF
103	AVAILABLE	1,645	316-317	AVAILABLE	6,000
105	AVAILABLE	4,080	319	AVAILABLE	2,625
108	AVAILABLE	2,000	321B	AVAILABLE	1,000
116-125	AVAILABLE	14,400	322	AVAILABLE	3,346
303	AVAILABLE	2,750	2127	AVAILABLE	6,627
304-306	AVAILABLE	7,950			
			2201-Pad	PAD SITE - AVAILABLE	50,000