

WALNUT SQUARE

SCHOOL MEETING, EVENT SPACE FOR LEASE



SCHOOL, MEETING, EVENT SPACE AVAILABLE

This former school/office space is an expansive area of 14,400 square feet, providing ample meeting room. The spacious layout offers flexibility with multiple rooms and open areas and is ideally situated in a highly visible shopping center with high foot traffic and strong co-tenancy.

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. Rooftop count in 3 mile radius is 43,971.

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.

OFFERING SUMMARY

Lease Rate:	\$9.00 SF/yr (NNN)
Suite 116-125 Available SF:	14,400 SF
Building Size:	309,023 SF
Address:	2219 SW 74th, Suite 116-125 Oklahoma City, OK 73159

TRAFFIC COUNTS

I-240	east west	117,500 116,800
S Pennsylvania Ave	north south	24,100 21,800

EV ERNST

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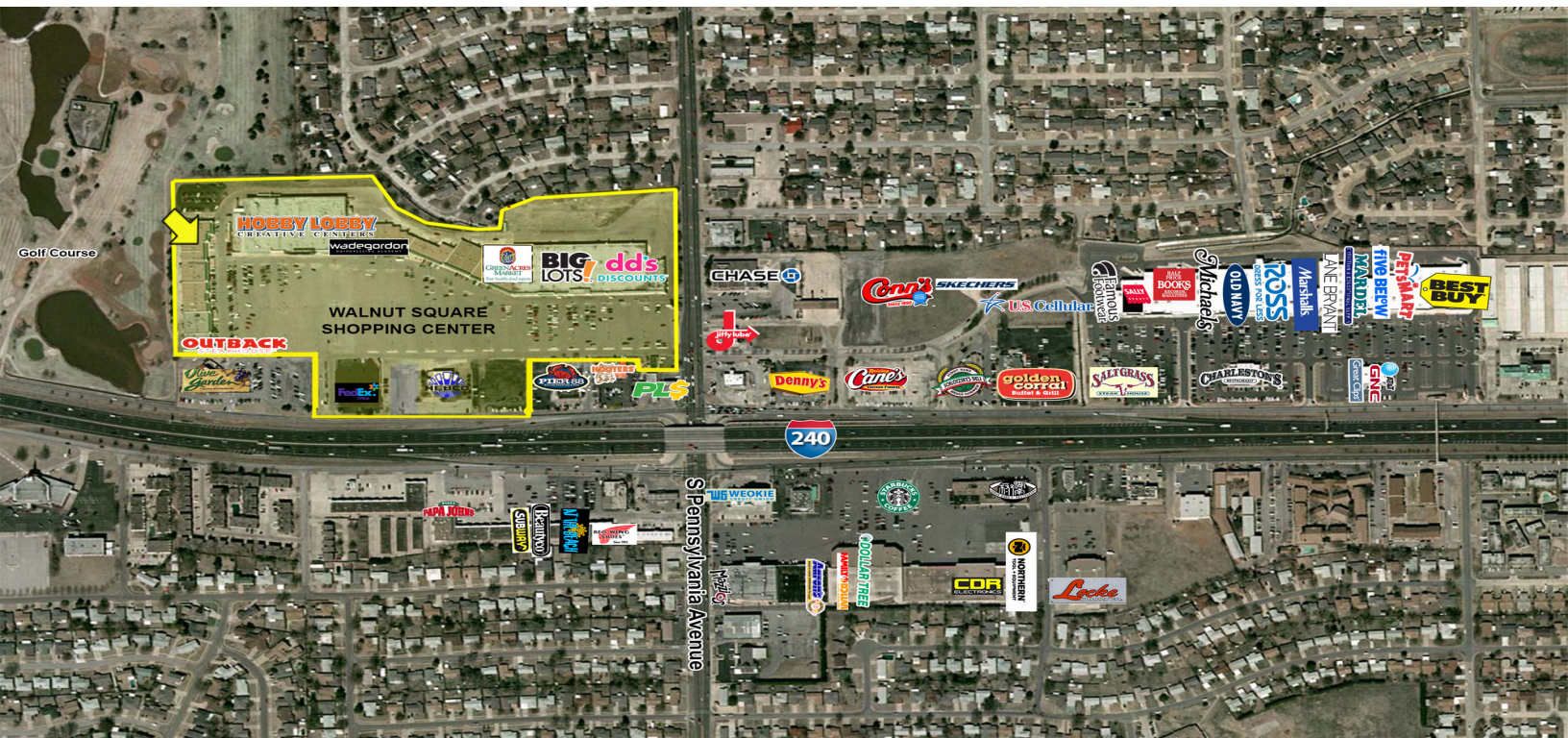
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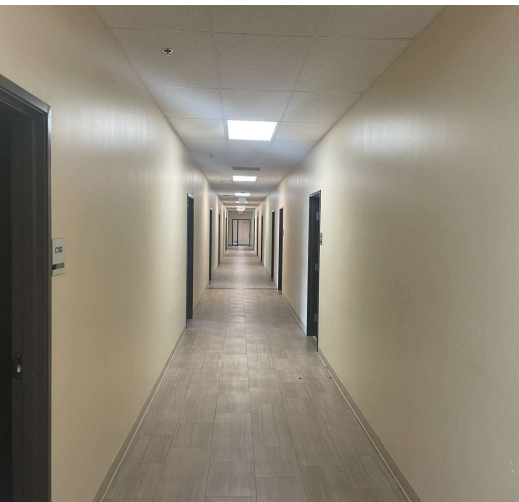
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2219 SW 74TH ST, SUITE 116-125 OKC, OK 73159



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,306	107,520	190,560
Average Age	34.2	34.9	34.6
Average Age (Male)	32.7	32.9	33.2
Average Age (Female)	35.2	36.8	35.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,630	43,971	76,408
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$47,495	\$50,099	\$53,860
Average House Value	\$96,032	\$110,727	\$113,530

* Demographic data derived from 2020 ACS - US Census

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