

# WALNUT SQUARE SHOPPING CENTER

2209 W I-240 Service Rd, Oklahoma City, OK 73159



## RETAIL SPACE NOW AVAILABLE

|                |                                 |
|----------------|---------------------------------|
| Available SF:  | 1,000 - 10,183 SF               |
| Lease Rate:    | \$12.00 - 18.00 SF/yr (NNN)     |
| Building Size: | 316,351 SF                      |
| Market:        | South                           |
| Cross Streets: | SW 74th St & S Pennsylvania Ave |

## 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.

02112020

## EV ERNST

Retail Specialist  
ernst@priceedwards.com  
405.843.7474  
210 Park Ave, Suite 700, Oklahoma City, OK 73102  
priceedwards.com

# WALNUT SQUARE SHOPPING CENTER

2209 W I-240 Service Rd, Oklahoma City, OK 73159



| SUITE          | TENANT                       | SF            |
|----------------|------------------------------|---------------|
| 100            | Outback Steakhouse           | 5,400         |
| <b>103</b>     | <b>AVAILABLE</b>             | <b>1,645</b>  |
| 105            | Heifers & Hens               | 4,080         |
| 107            | State Farm Insurance         | 2,000         |
| 108            | World Acceptance Corporation | 2,000         |
| <b>109-125</b> | <b>AVAILABLE</b>             | <b>29,025</b> |
| 300-302        | Duncan Brothers School       | 8,625         |
| <b>303</b>     | <b>AVAILABLE</b>             | <b>2,750</b>  |
| 304-306        | State Beauty Supply          | 7,950         |
| 307-310        | Our Sister's Closet          | 6,420         |
| <b>311</b>     | <b>AVAILABLE</b>             | <b>1,500</b>  |
| <b>312</b>     | <b>AVAILABLE</b>             | <b>2,000</b>  |
| 313            | Red River Credit Corporation | 1,875         |
| 314-315        | Dentures and Dental Services | 6,000         |
| <b>316-317</b> | <b>AVAILABLE</b>             | <b>6,000</b>  |
| 318            | Atlas Credit                 | 2,625         |
| 319            | The Laughing Fish            | 2,625         |

| SUITE           | TENANT                      | SF            |
|-----------------|-----------------------------|---------------|
| 320             | Honey Baked Ham             | 1,875         |
| 321A            | National Guard              | 1,000         |
| <b>321B</b>     | <b>AVAILABLE</b>            | <b>1,000</b>  |
| <b>322</b>      | <b>AVAILABLE</b>            | <b>3,346</b>  |
| <b>2127</b>     | <b>AVAILABLE</b>            | <b>6,627</b>  |
| <b>2127B</b>    | <b>AVAILABLE</b>            | <b>3,556</b>  |
| 7301D           | Green Arces Market          | 23,900        |
| 7301C           | Big Lots                    | 33,280        |
| 7301B           | dd's Discount               | 26,250        |
| 7301            | Vintage Stock               | 8,100         |
| 7401            | Midfirst Bank               | 650           |
| 2205            | Fedex                       | 6,000         |
| 2207            | Verizon Wireless            | 3,000         |
| 2213            | Hobby Lobby                 | 61,468        |
| 2215            | North Pole Adventure        | 23,591        |
| <b>2201-Pad</b> | <b>PAD SITE - AVAILABLE</b> | <b>50,000</b> |
| 2203            | HEBCO, Inc                  | 12,525        |

## EV ERNST

Retail Specialist

eernst@priceedwards.com

405.843.7474

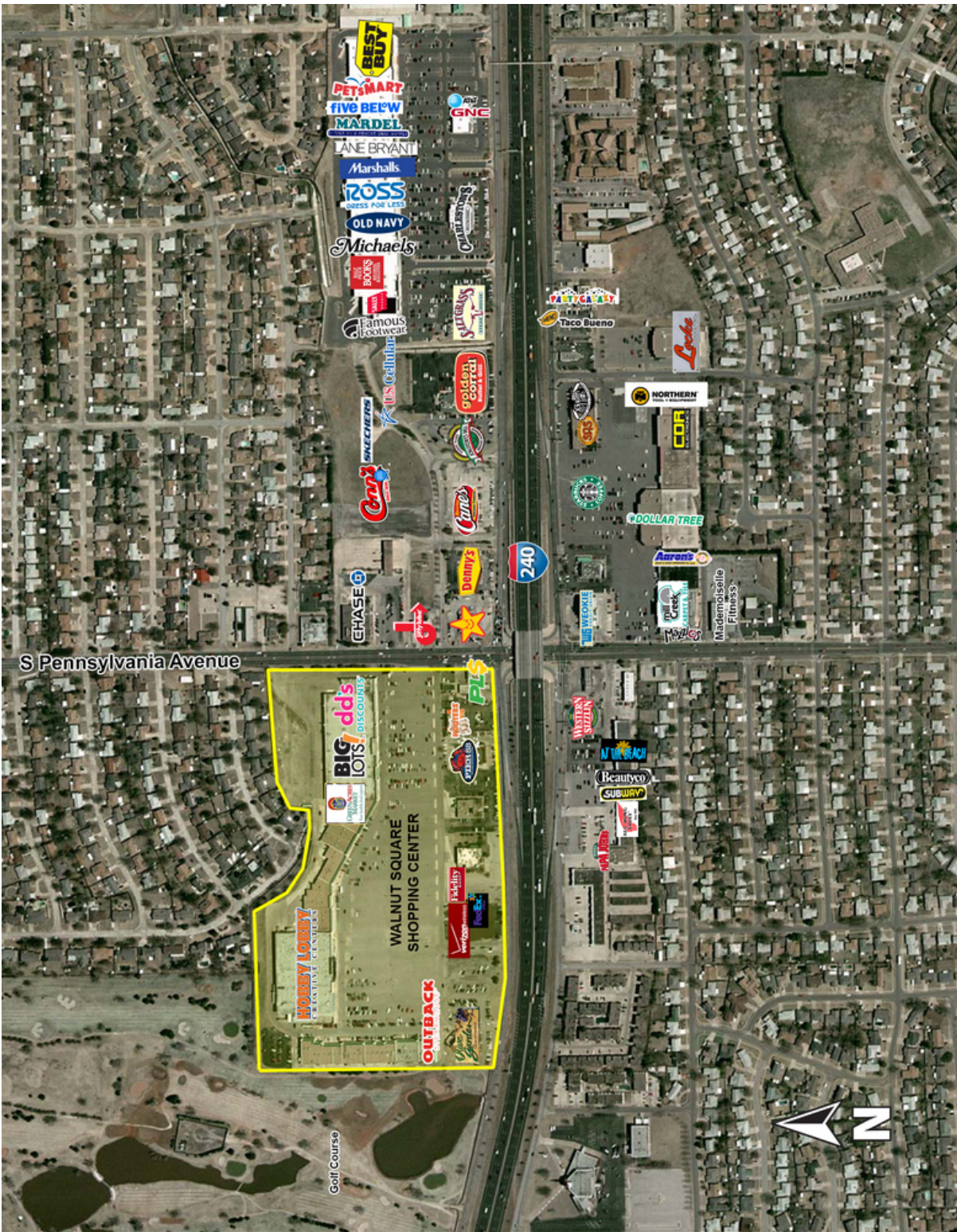
210 Park Ave, Suite 700, Oklahoma City, OK 73102

priceedwards.com



# WALNUT SQUARE SHOPPING CENTER

2209 W I-240 Service Rd, Oklahoma City, OK 73159



## EV ERNST

Retail Specialist

eernst@priceedwards.com

405.843.7474

210 Park Ave, Suite 700, Oklahoma City, OK 73102

priceedwards.com



# WALNUT SQUARE SHOPPING CENTER

2209 W I-240 Service Rd, Oklahoma City, OK 73159



## DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

|                     |           |
|---------------------|-----------|
| Total Population    | 200,410   |
| Population Density  | 200,410   |
| Median Age          | 32.5      |
| Median Age (Male)   | 31.6      |
| Median Age (Female) | 33.6      |
| Total Households    | 73,657    |
| # of Persons Per HH | 2.7       |
| Average HH Income   | \$48,606  |
| Average House Value | \$114,424 |

## TRAFFIC COUNTS (per ACOG)

|              |       |         |
|--------------|-------|---------|
| Pennsylvania | north | 21,364  |
| Pennsylvania | south | 25,229  |
| I-240        | east  | 107,700 |
| I-240        | west  | 98,800  |

## EV ERNST

Retail Specialist

ernst@priceedwards.com

405.843.7474

210 Park Ave, Suite 700, Oklahoma City, OK 73102

priceedwards.com