



RETAIL SPACE NOW AVAILABLE

Lease Rate:	\$12.00 - 18.00 SF/yr (NNN)
Available SF:	1,000 - 29,025 SF
Building Size:	316,351 SF
Market:	South
Cross Streets:	SW 74th St & S Pennsylvania Ave
Pad Site:	Separate flyer- 50,000 SF 04212020

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.

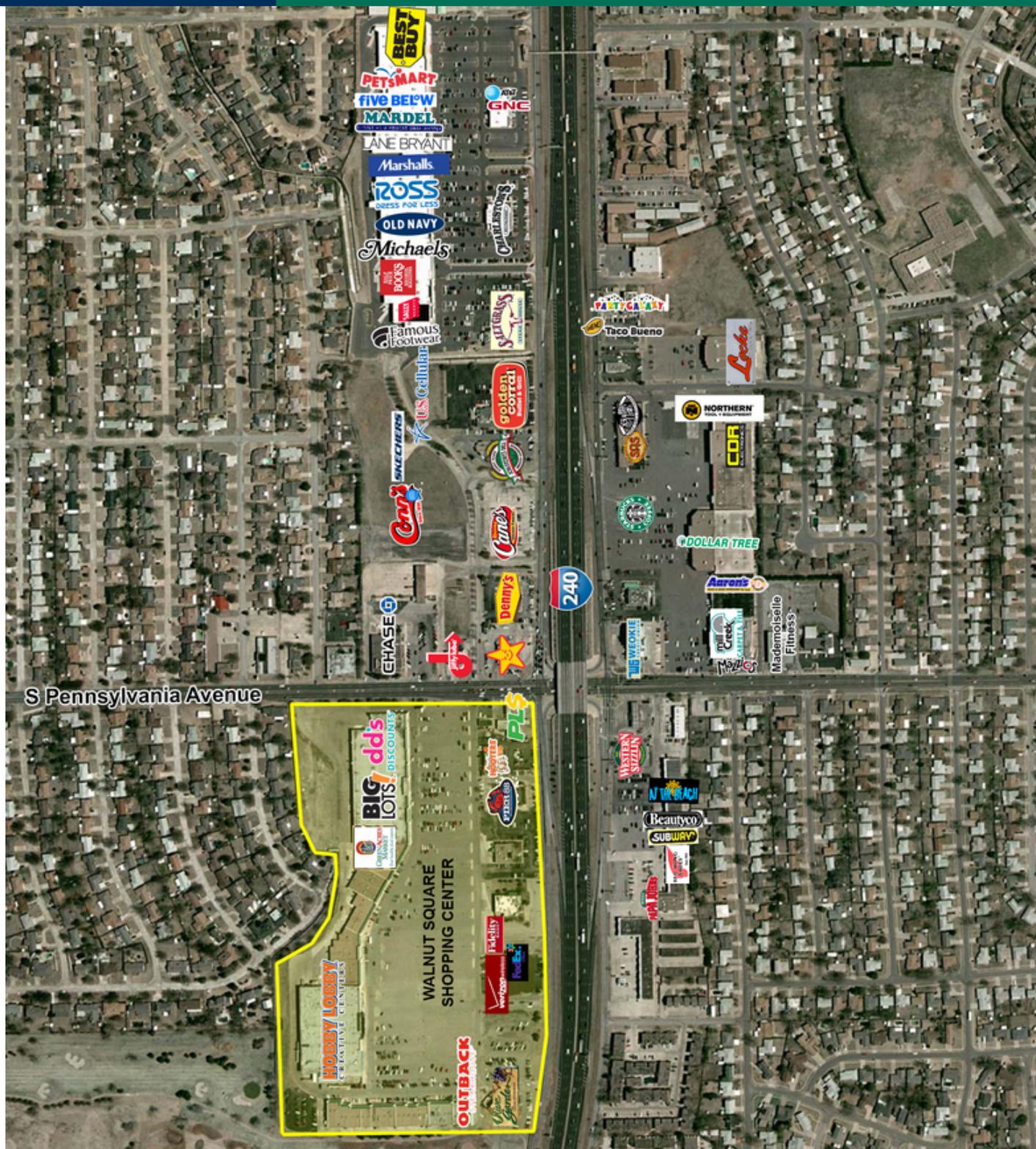
National retail located along this five mile stretch include Hobby Lobby, Conn's, Big Lots, Old Navy, Michaels, Marshalls, Ross Dress For Less, Skechers, Lane Bryant, Northern Tool, Lowes, Home Depot, Wal-Mart SuperCenter, Burlington, PetsMart, Dollar Tree, as well as national restaurant chains such 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.

EV ERNST
405.843.7474
eernst@priceedwards.com
priceedwards.com



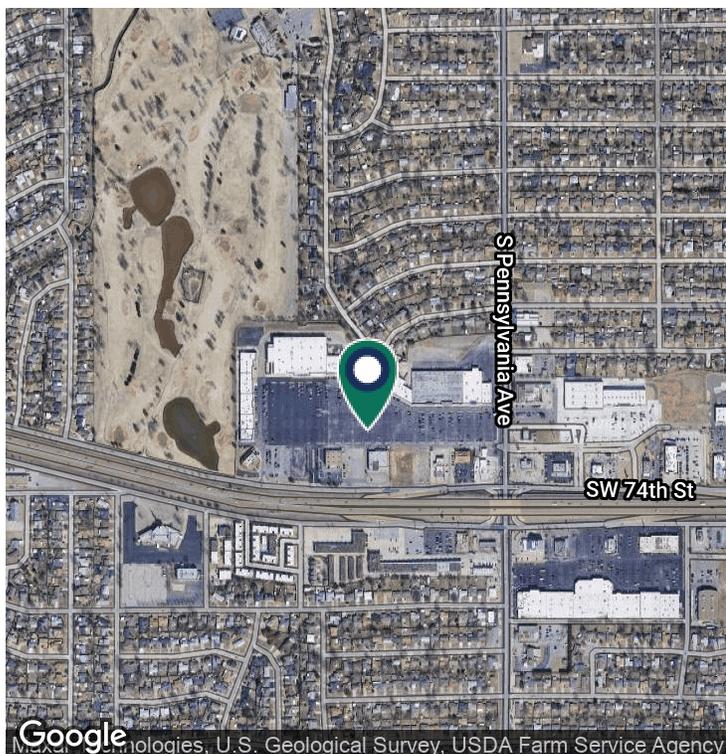
SUITE	TENANT	SF	SUITE	TENANT	SF
100	Outback Steakhouse	5,400	320	Honey Baked Ham	1,875
103	AVAILABLE	1,645	321A	National Guard	1,000
105	Heifers & Hens	4,080	321B	AVAILABLE	1,000
107	State Farm Insurance	2,000	322	AVAILABLE	3,346
108	World Acceptance Corporation	2,000	2127	AVAILABLE	6,627
109-125	AVAILABLE	29,025	2127B	AVAILABLE	3,556
300-302	Duncan Brothers School	8,625	7301D	Green Arces Market	23,900
303	AVAILABLE	2,750	7301C	Big Lots	33,280
304-306	State Beauty Supply	7,950	7301B	dd's Discount	26,250
307-310	Our Sister's Closet	6,420	7301	Vintage Stock	8,100
311	AVAILABLE	1,500	7401	Midfirst Bank	650
312	AVAILABLE	2,000	2205	Fedex	6,000
313	Red River Credit Corporation	1,875	2207	Verizon Wireless	3,000
314-315	Dentures and Dental Services	6,000	2213	Hobby Lobby	61,468
316-317	AVAILABLE	6,000	2215	North Pole Adventure	23,591
318	Atlas Credit	2,625	2201-Pad	PAD SITE - AVAILABLE	50,000
319	The Laughing Fish	2,625	2203	HEBCO, Inc	12,525

EV ERNST
 405.843.7474
 ernst@priceedwards.com
 priceedwards.com



EV ERNST
405.843.7474
ernst@priceedwards.com
priceedwards.com

The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.



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)

S Pennsylvania	North	21,364
S Pennsylvania	South	25,229
I-240	East	107,700
I-240	West	98,800

EV ERNST
405.843.7474
eernst@pricedwards.com
pricedwards.com

The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.