



RETAIL SPACE NOW AVAILABLE

Lease Rate:	\$12.00 - 18.00 SF/yr (NNN)
Available SF:	1,000 - 14,400 SF
Building Size:	309,023 SF
Market:	South
Cross Streets:	SW 74th St & S Pennsylvania Ave
Pad Site:	Separate flyer- 50,000 SF 091522

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.

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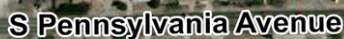


SUITE	TENANT	SF
103	AVAILABLE	1,645
105	AVAILABLE	4,080
108	AVAILABLE	2,000
116-125	AVAILABLE	14,400
303	AVAILABLE	2,750
316-317	AVAILABLE	6,000

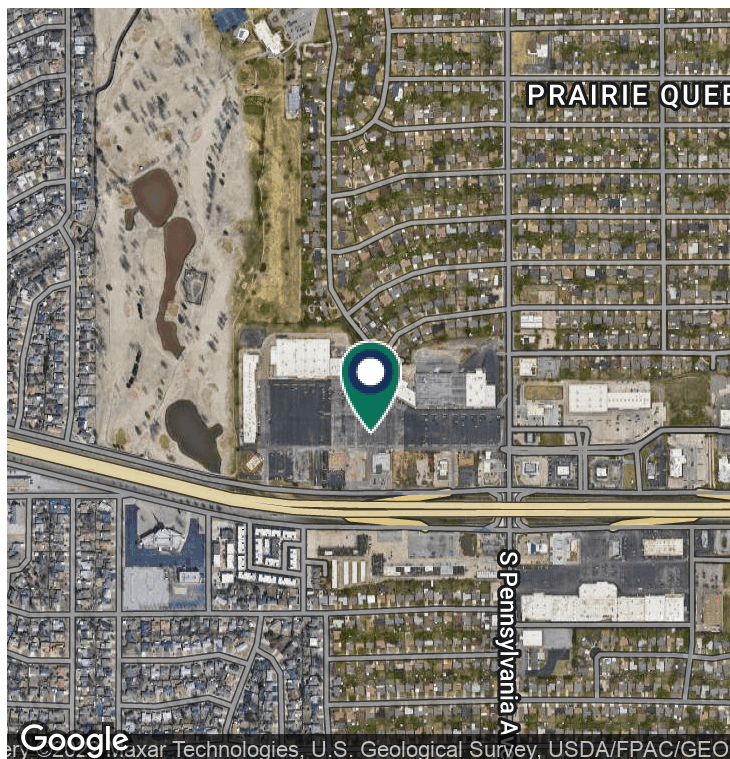
SUITE	TENANT	SF
319	AVAILABLE	2,625
321B	AVAILABLE	1,000
322	AVAILABLE	3,346
2127	AVAILABLE	6,627
2127B	AVAILABLE	3,556
2201-Pad	PAD SITE - AVAILABLE	50,000

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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	21,744
S Pennsylvania	South	25,229
I-240	East	107,700
I-240	West	98,800

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