

WALNUT SQUARE SHOPPING CENTER 2209 W I-240 SERVICE RD, OKC, OK 73159



## PROPERTY DESCRIPTION

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.

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$12.00 - 18.00 SF/yr (NNN)
<b>Available SF:</b>	1,645 - 50,000 SF
<b>Building Size:</b>	309,023 SF

## SPACES

SPACES	LEASE RATE	SPACE SIZE
<b>103</b>	\$12.00 - 18.00 SF/yr	1,645 SF
<b>116 - 125</b>	\$12.00 - 18.00 SF/yr	14,400 SF
<b>303</b>	\$12.00 - 18.00 SF/yr	2,750 SF
<b>2127</b>	\$12.00 - 18.00 SF/yr	10,000 SF
<b>Pad Site - 2201</b>	Negotiable	50,000 SF
<b>Pad Site - 2203-B</b>	Negotiable	37,897 SF
<b>Suite 2207</b>	\$12.00 - 18.00 SF/yr	3,000 SF

## TRAFFIC COUNTS

<b>I-240</b>	east   west	117,500   116,800
<b>S Pennsylvania</b>	north   south	24,100   21,800

### EV ERNST

ernst@priceedwards.com  
O: 405.843.7474

### GEORGE WILLIAMS, CCIM

gwilliams@priceedwards.com  
O: 405.239.1270 C: 405.657.7800

### AARON DIEHL

adiehl@priceedwards.com  
O: 405.651.3308

### JACOB SIMON

jsimon@priceedwards.com  
O: 405.239.1248

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SUITE	TENANT	SF
103	AVAILABLE	1,645
116-125	AVAILABLE	14,400
303	AVAILABLE	2,750

SUITE	TENANT	SF
2127	AVAILABLE	10,000
2207	AVAILABLE	3,000
2201	PAD SITE - AVAILABLE (1.14 Acres)	50,000
2203-B	PAD SITE - AVAILABLE (0.87 Acres)	37,897

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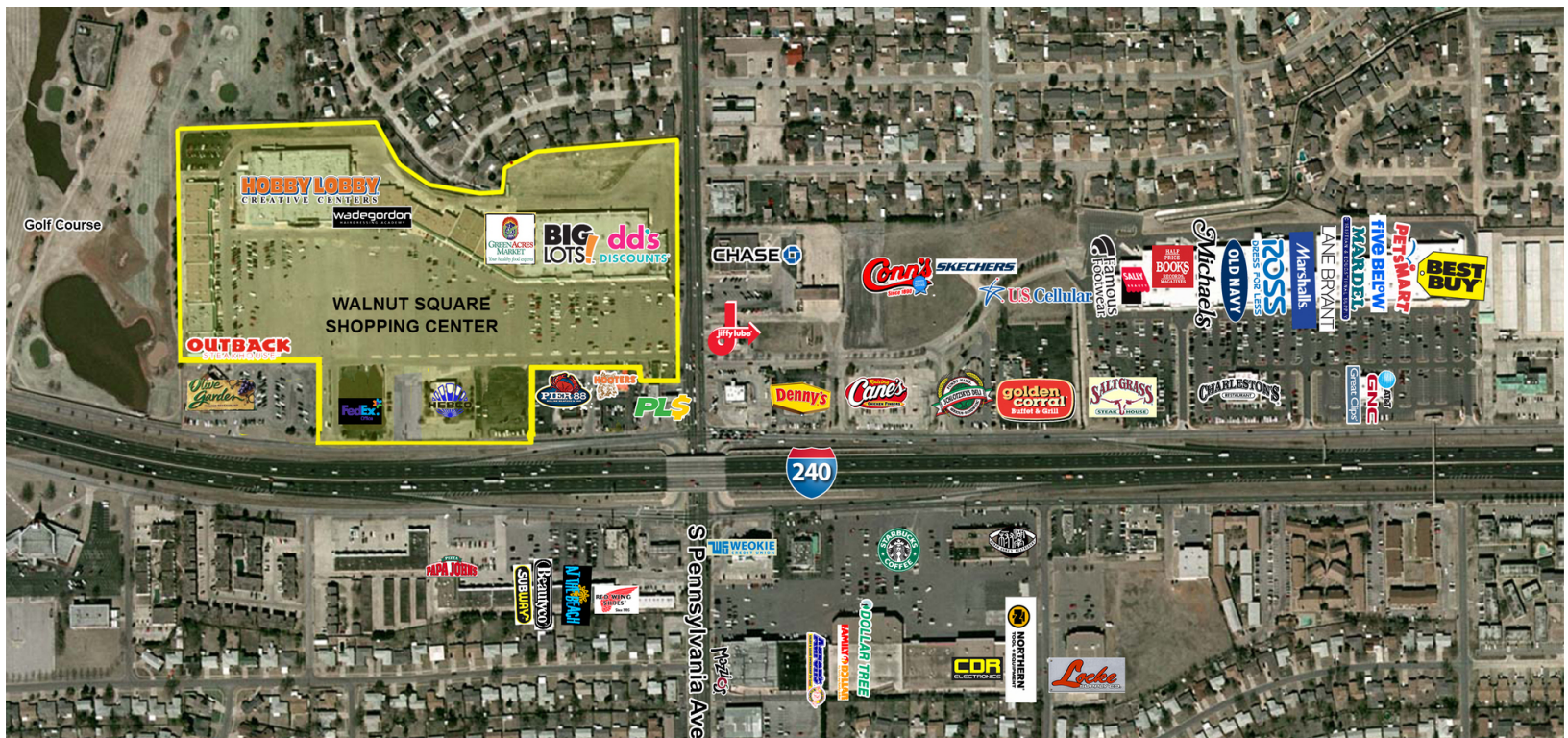
jsimon@pricedwards.com  
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# PRICE EDWARDS AND CO.

FOR  
LEASE

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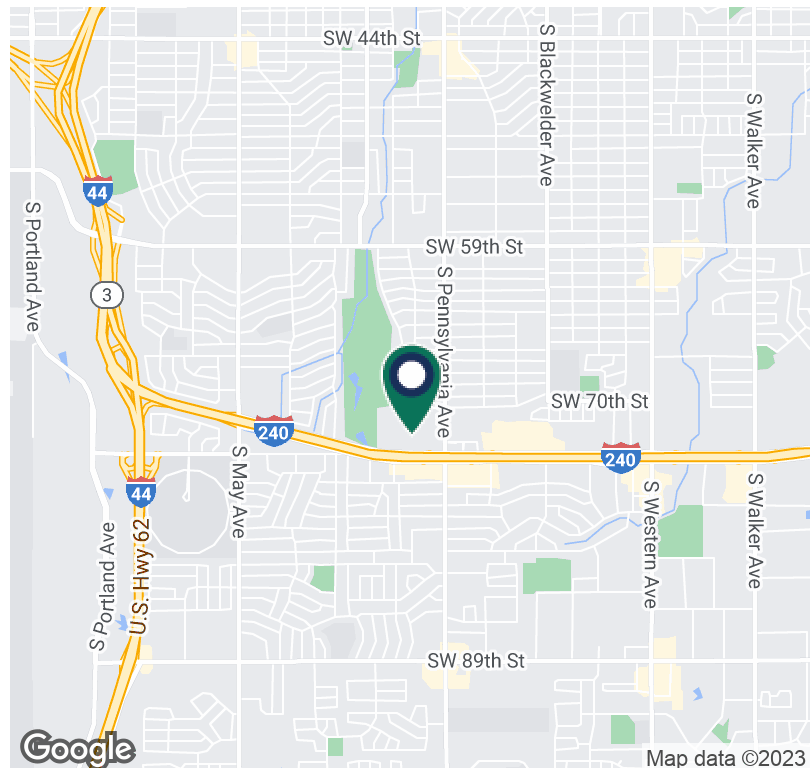
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,321	109,988	200,410
Average Age	34.9	33.3	32.5
Average Age (Male)	33.2	32.5	31.6
Average Age (Female)	37.4	34.5	33.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,623	42,066	73,657
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$46,598	\$47,368	\$48,606
Average House Value	\$95,698	\$118,995	\$114,424

\* Demographic data derived from 2020 ACS - US Census

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