

OLYMPIA PLAZA SHOPPING CENTER

7202 W Hefner Road Oklahoma City, OK 73162



OFFERING SUMMARY

Purchase Price:	Subject to Offers
NOI:	\$217,374
Building Size:	34,640
Lot Size:	2.5 Acres
Year Built:	1996
Renovated:	1998
Zoning:	"C-3" Community Commercial District
Market:	Oklahoma City Metro

Submarket: Northwest

PAUL RAVENCRAFT

Retail Investment Broker
 pravencraft@priceedwards.com
 405.239.1220
 210 Park Ave, Suite 700, Oklahoma City, OK 73102
 priceedwards.com

PROPERTY OVERVIEW

Olympia Plaza is anchored by Dynamo Gymnastics and TRU YOU Fitness who occupies 72.5% of the center. The property is 100% leased located near Hefner and Rockwell, a booming retail intersection in northwest Oklahoma City. Olympia Plaza is surround by the following retailers: MidFirst Bank, Jimmy's Egg, Great Clips, Deaconess Physicians, Walgreens, Subway, Taco Bell and Bank of Oklahoma.

LOCATION OVERVIEW

The center is located on the south side of Hefner Road with approximately 221 feet of frontage. Located just west of the intersection of W. Hefner Road and Rockwell Ave., the center is near traffic of 19,000 cars per day.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,064	29,708	52,183
Total Population	12,049	72,505	125,631
Average HH Income	\$80,712	\$74,849	\$74,773

GEORGE WILLIAMS, CCIM

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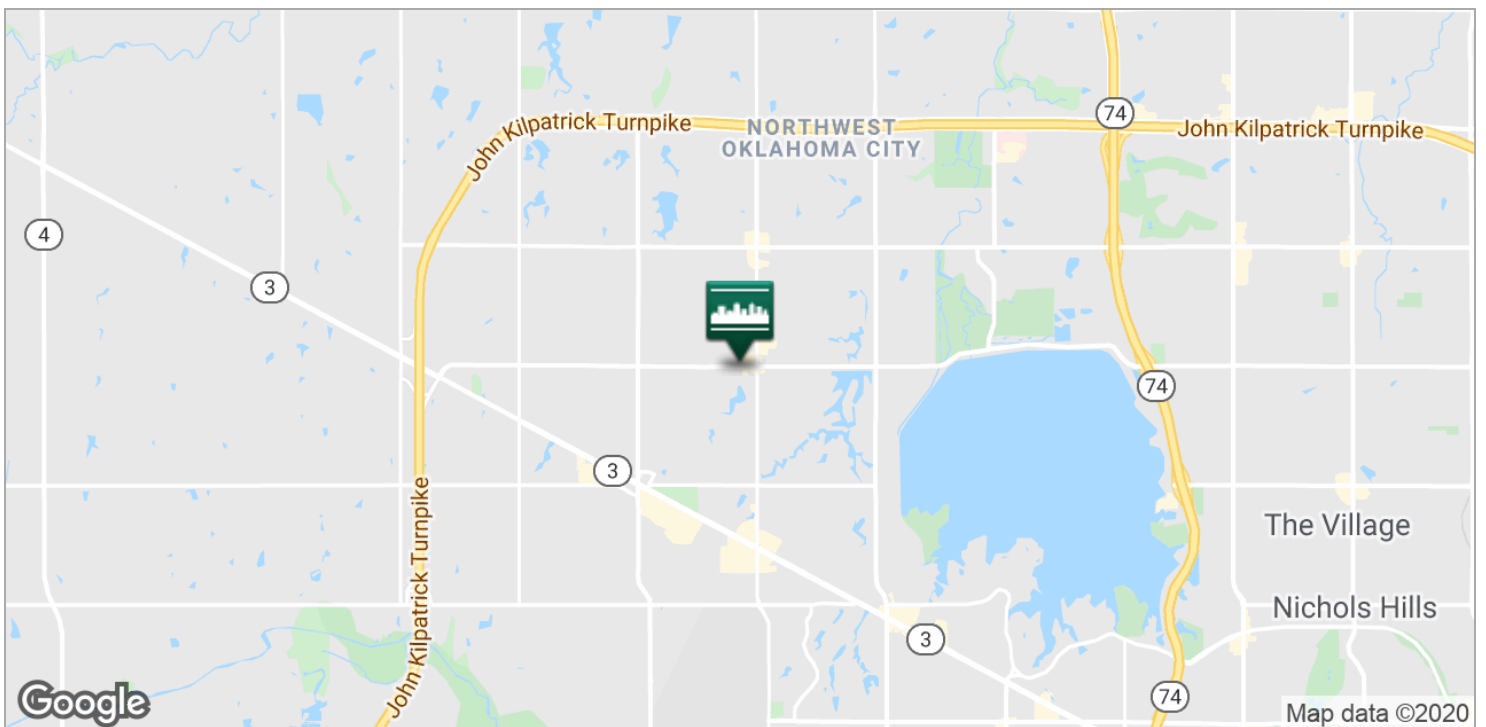
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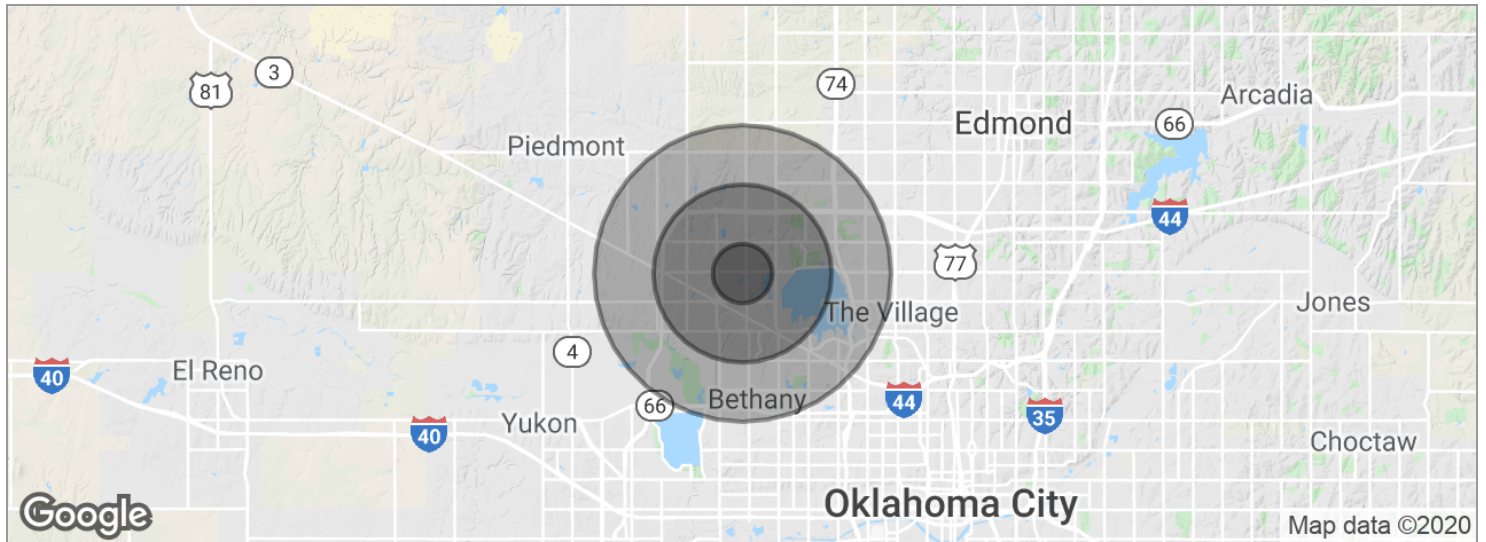
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,049	72,505	125,631
Median age	43.2	38.0	38.4
Median age (Male)	37.6	36.0	37.1
Median age (Female)	45.7	39.2	39.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,064	29,708	52,183
# of persons per HH	2.4	2.4	2.4
Average HH income	\$80,712	\$74,849	\$74,773
Average house value	\$164,954	\$187,669	\$174,996

* Demographic data derived from 2010 US Census

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