



15300 N Western

Oklahoma City, Oklahoma

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OFFERING SUMMARY

Sale Price:	\$5,300,000
Building Size:	29,713 SF
Available SF:	2,084 - 10,000 SF
Lot Size:	6.256 Acres
Price / SF:	\$178.37
Cap Rate:	7.04%
NOI:	\$373,276
Year Built:	2008
Zoning:	Commercial
Market:	OKC Metro
Submarket:	Northwest

PROPERTY OVERVIEW

The Shops at Veranda is a premier Class A Shopping center in North Oklahoma City. Conveniently located in an affluent area in North OKC, while also being just a short drive from the ever-growing community of Edmond. Nearby neighborhoods include Fairview Farms, and Glen Eagles.

The property is located on the northeast corner of NW 150th and N Western Avenue. Directly across the street to the west is prestigious neighborhood of Fairview Farm with home ranging from \$750,000 to \$2,500,000. The other corners include retail and upscale residential neighborhoods.

PROPERTY HIGHLIGHTS

- Prominent Location
- Fully-built out Medical space on far North end allows for a myriad of possible tenants
- Easy access to Kilpatrick Turnpike, a main artery of North OKC
- Elegant architectural styling.
- Nearby neighbors include: Stella Nova, Walgreens, BancFirst

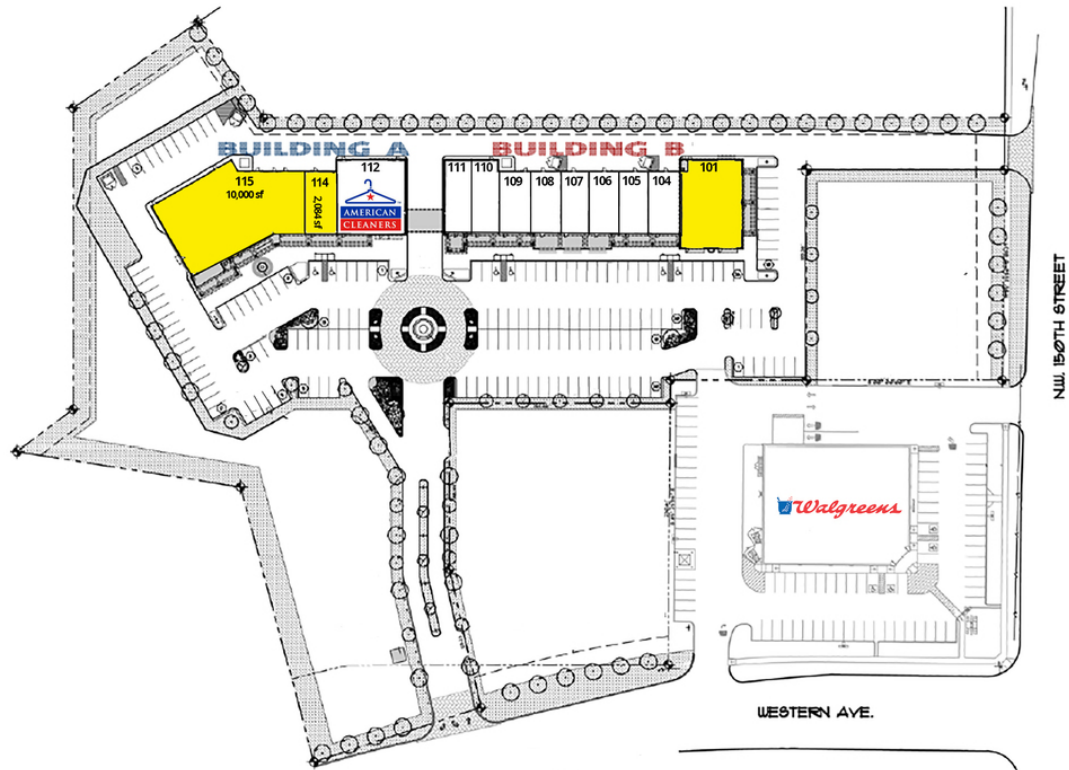
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Shops At The Veranda

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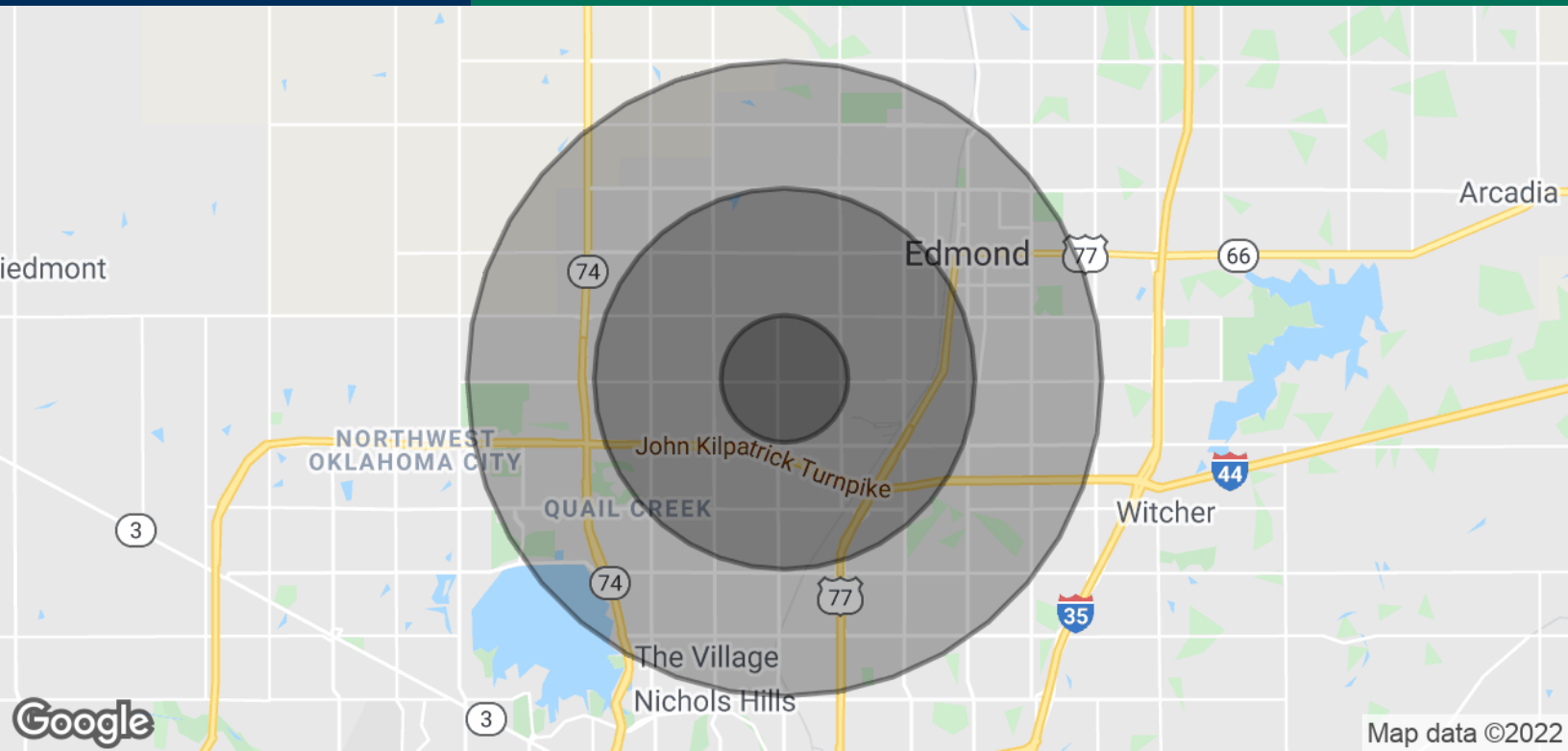
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,501	66,929	157,206
Average Age	34.0	32.4	33.1
Average Age (Male)	33.9	31.6	31.5
Average Age (Female)	33.9	33.2	34.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,239	28,011	64,192
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$101,722	\$73,710	\$72,706
Average House Value	\$228,073	\$194,156	\$183,195

* Demographic data derived from 2010 US Census

TRAFFIC COUNTS

NW 150th St	East	West	19,056 17,888
N Western Ave	North	South	18,651 22,693
			01192022

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