

## VILLAGE PLAZA

1501 - 1529 W BRITTON RD, OKC, OK 73120



### PROPERTY DESCRIPTION

Located in the heart of The Village - Village Plaza Shopping Center is anchored by Westlake Ace Hardware and Dollar General. Village Plaza is conveniently located on highly trafficked Britton Road and is near Nichols Hills and Casady School.

Other retailers in the trade area include CVS, Walmart, Walgreens, and Sonic.

### OFFERING SUMMARY

<b>Lease Rate:</b>	\$8.00 - 10.00 SF/yr (NNN)
<b>Available SF:</b>	2,600 - 7,600 SF
<b>Lot Size:</b>	5.27 Acres
<b>Building Size:</b>	47,580 SF

### TRAFFIC COUNTS

<b>W Britton Rd</b>	east	18,092
<b>W Britton Rd</b>	west	17,892

SPACES	LEASE RATE	SPACE SIZE
1517	\$8.00 SF/yr	7,600 SF
1529	\$8.00 - 10.00 SF/yr	2,600 SF

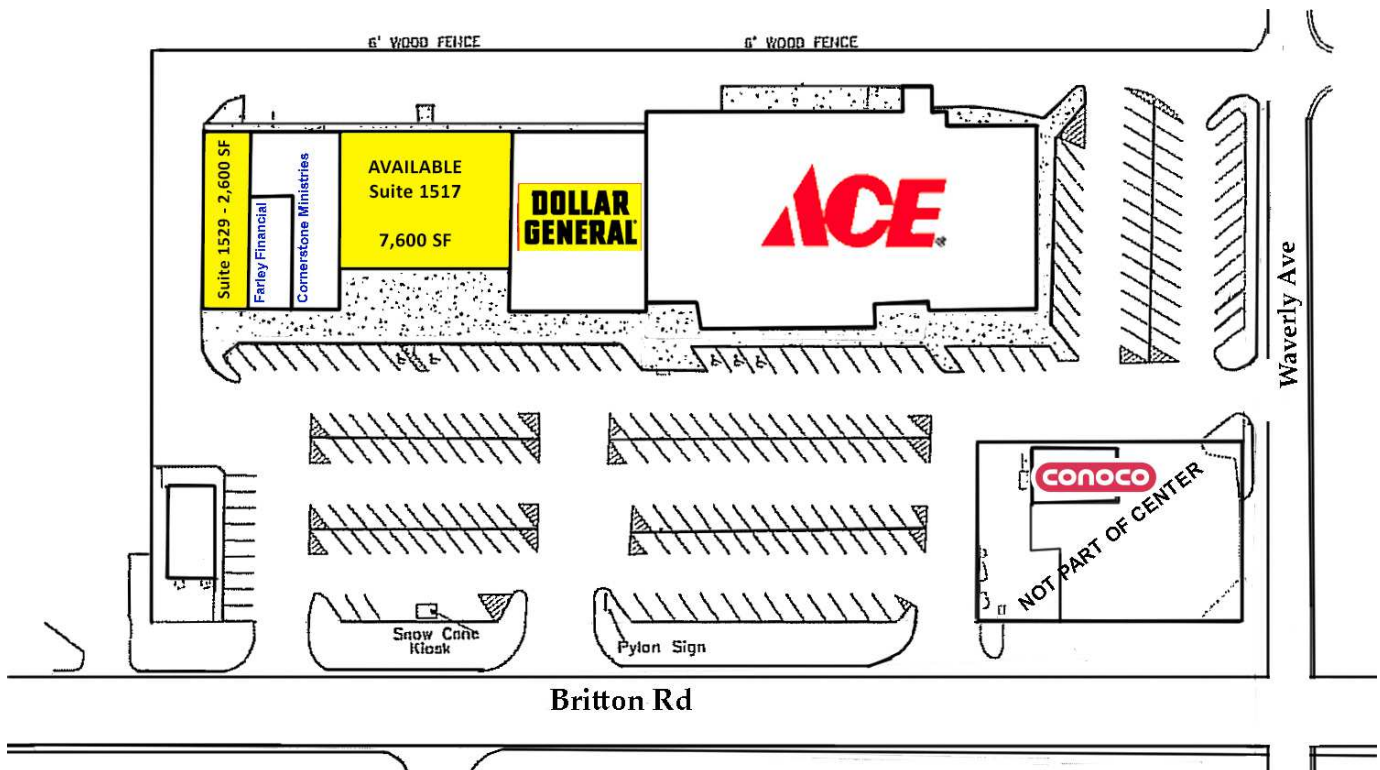
### GEORGE WILLIAMS, CCIM

gwilliams@priceedwards.com

O: 405.239.1270 C: 405.657.7800

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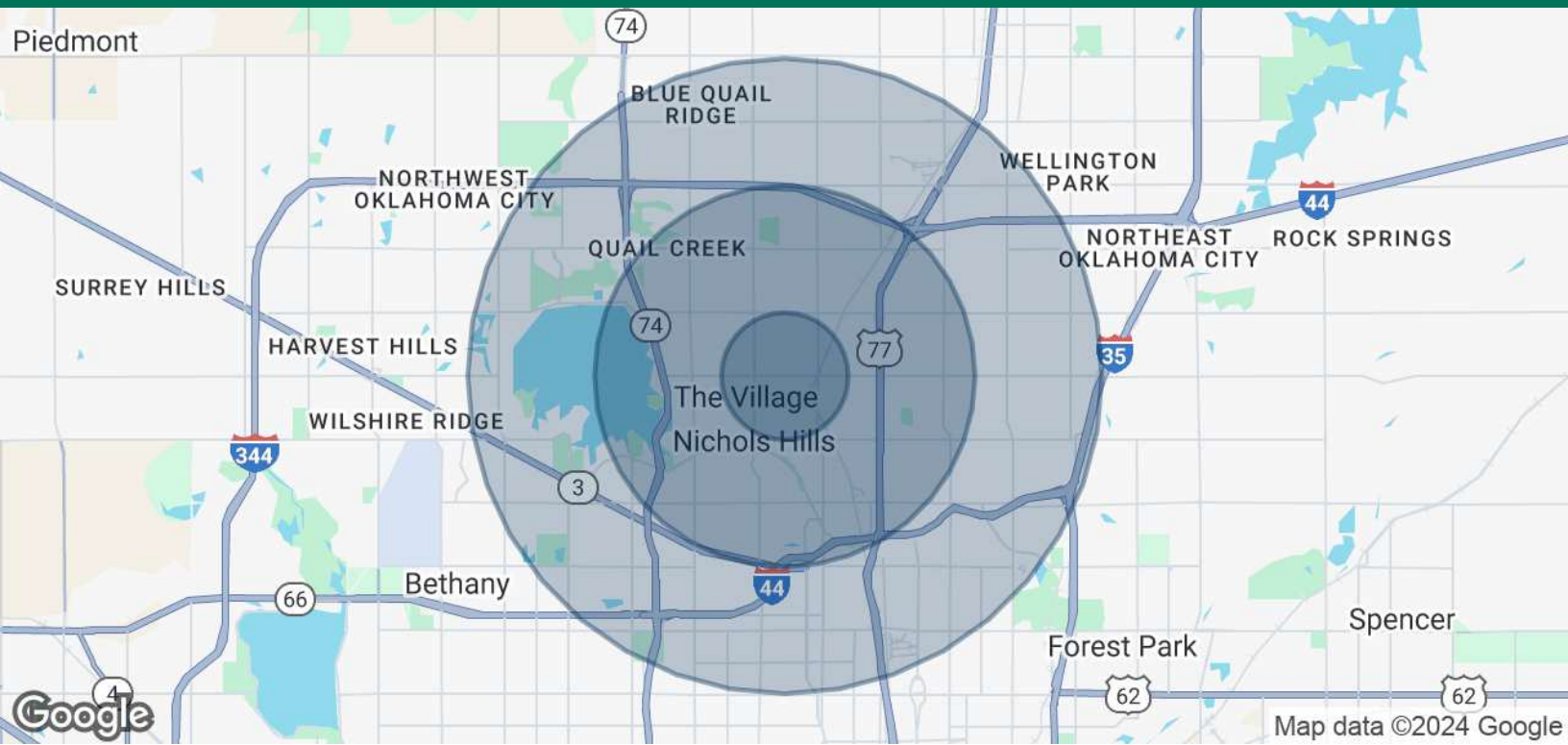
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,202	69,539	166,087
Average Age	33.0	36.6	36.2
Average Age (Male)	28.4	33.5	34.2
Average Age (Female)	35.2	38.7	37.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,899	31,355	74,848
# of Persons per HH	2.5	2.2	2.2
Average HH Income	\$66,216	\$71,895	\$68,284
Average House Value	\$137,872	\$213,376	\$190,003

\* Demographic data derived from 2020 ACS - US Census

10222024

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