



# FOR LEASE | \$29/SF + NNN

6400 W. MEMORIAL ROAD, OKLAHOMA CITY, OK 73142

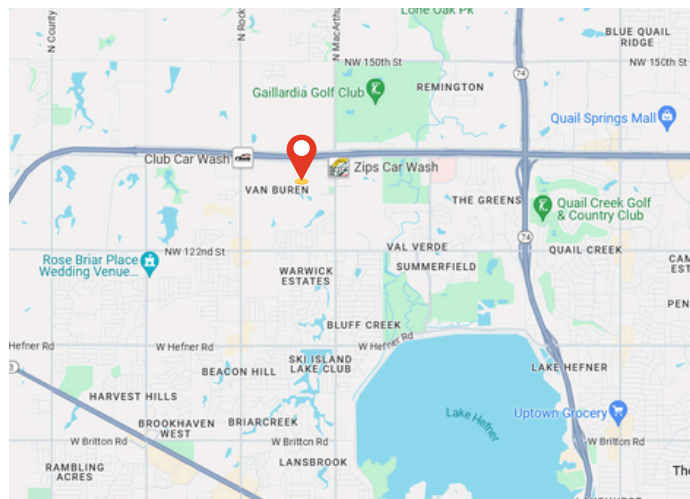


## NEW NEIGHBORHOOD SHOPPING CENTER

### PROPERTY OVERVIEW

Our brand-new neighborhood shopping center boasts an impressive 1.65 acres of prime real estate, flaunting an impressive 355 feet of frontage for maximum visibility and accessibility. With high visibility from Kilpatrick Turnpike, your business is destined to thrive in this dynamic locale. Indulge in the ultimate convenience and flexibility with our meticulously designed suites. Proximity is key, and we've got you covered! Enjoy the convenience of being just moments away from esteemed healthcare facilities such as Integris ProCure, Mercy Hospital, Proton Center and Heart Hospital. Join us and be a part of the next chapter in Oklahoma City's retail revolution. Your new shopping destination awaits!

**1.64 ACRES MOL | ZONED: C-3**



**ROBIN O'GRADY**  
**(405) 314-3877**

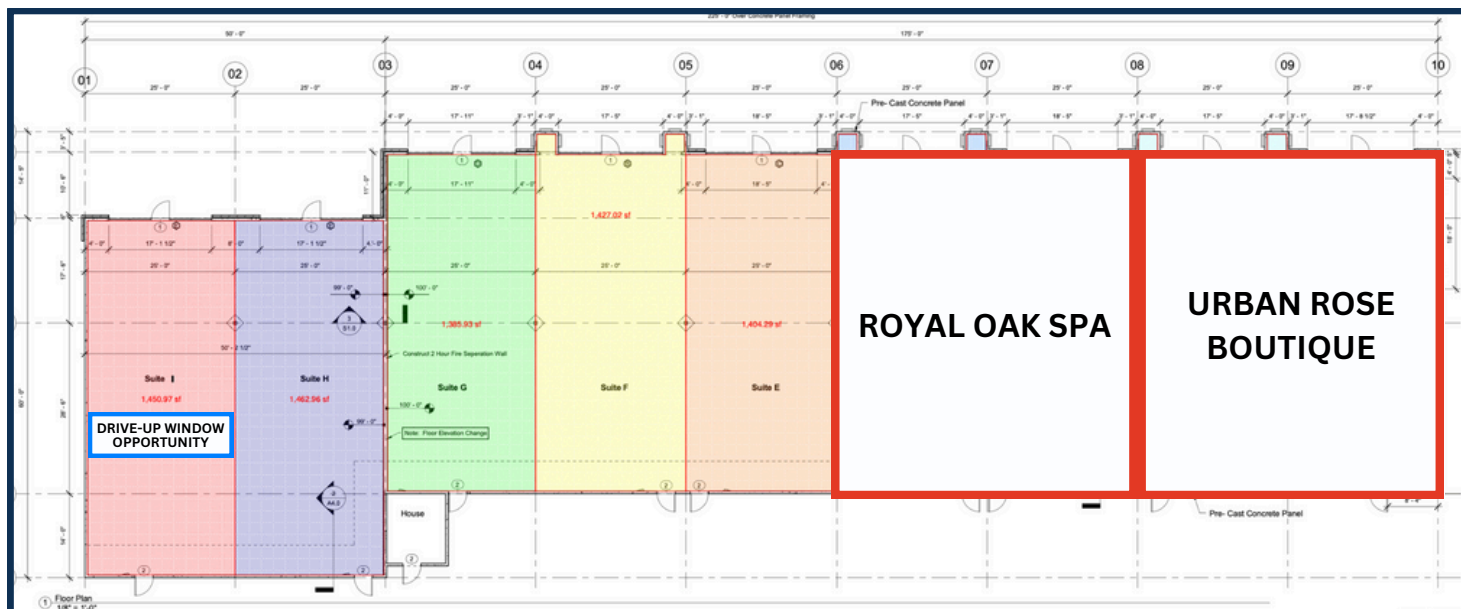
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## INVESTOR HIGHLIGHTS

- 1.65 acres - 9 leasable spaces
- 355ft of frontage along Memorial
- Traffic Counts: 18,879/VPD on Memorial Rd. & 32,226/VPD on Kilpatrick Turnpike
- Great Visibility from Kilpatrick Turnpike
- Suite H & I have patio area
- Suite I has drive-thru capacity
- 137 parking spaces - 10:1 ratio
- Easy & convenient with access points from Memorial and MacArthur
- Assortment of restaurants, businesses, & roof tops in area
- Close proximity to Integris ProCure, Mercy Hospital, Proton Center and Heart Hospital
- 1.5 miles from the exclusive Gaillardia neighborhood

## DEMOGRAPHIC INSIGHTS



**~113,000**  
Residential Population



**~339,000**  
Workforce Population



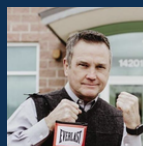
**\$78,000+**  
Average Household Income



**~50,000**  
Vehicles Per Day



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