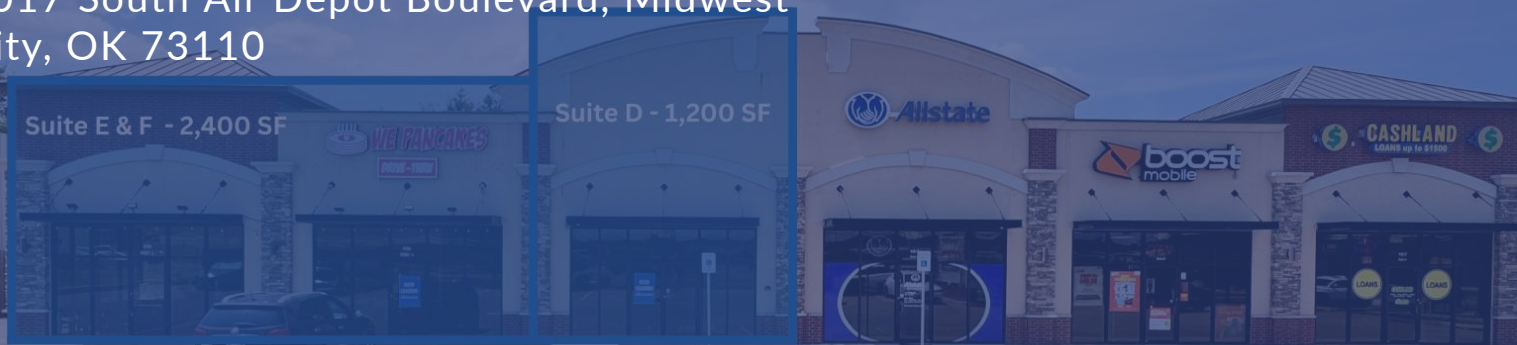


RETAIL SPACE FOR LEASE

LENNOX PLAZA

1017 South Air Depot Boulevard, Midwest
City, OK 73110



MITCH HAMMACK

405.312.2512

mitch@creekcre.com

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$16.00 - 18.00 SF/yr (MG) + \$3.50 CAM
Building Size:	7,150 SF
Available SF:	1,200 - 2,400 SF
Lot Size:	0.73 Acres
Number of Vacant Units:	2
Year Built:	2017
Zoning:	C-3

PROPERTY OVERVIEW

Lennox Plaza is a well-positioned retail strip center on S. Air Depot Blvd. in Midwest City, just minutes from Tinker Air Force Base. The center currently has two available suites: a 2,400 SF former restaurant with drive-thru and equipment in place, and a 1,200 SF white box space with restroom and storage. Ideal for a variety of retail, service, or restaurant concepts seeking strong visibility and a high-traffic location. Tenants benefit from excellent frontage, ample parking, and steady daily traffic from nearby rooftops and base activity.

PROPERTY HIGHLIGHTS

- 2,400 SF - Former Restaurant space with Drive-Thru
- 1,200 SF - White box condition
- Traffic Counts: 24,897 VPD
- Ample Parking
- Signage Opportunities

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ADDITIONAL PHOTOS



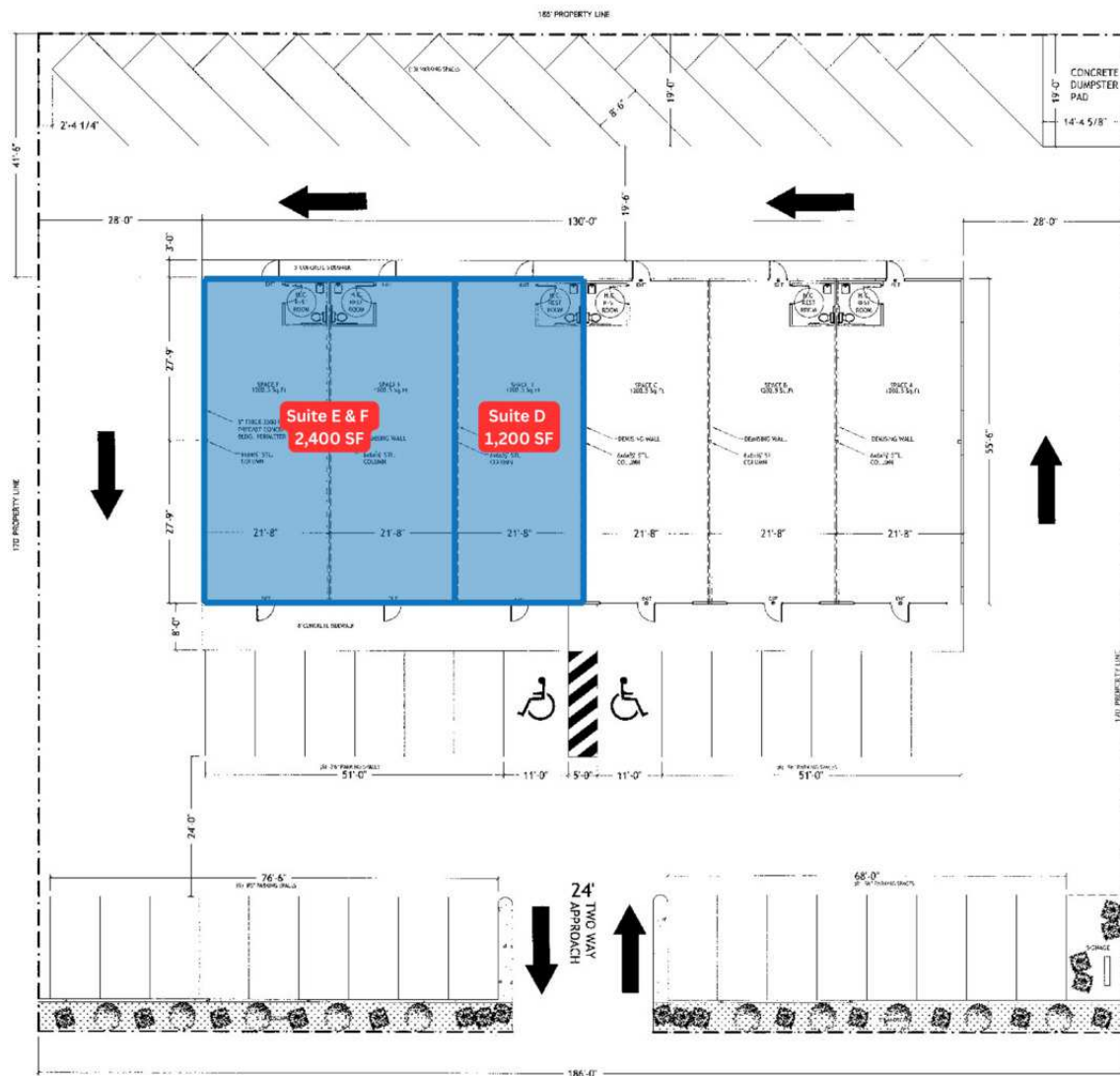
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ADDITIONAL PHOTOS



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SITE PLANS



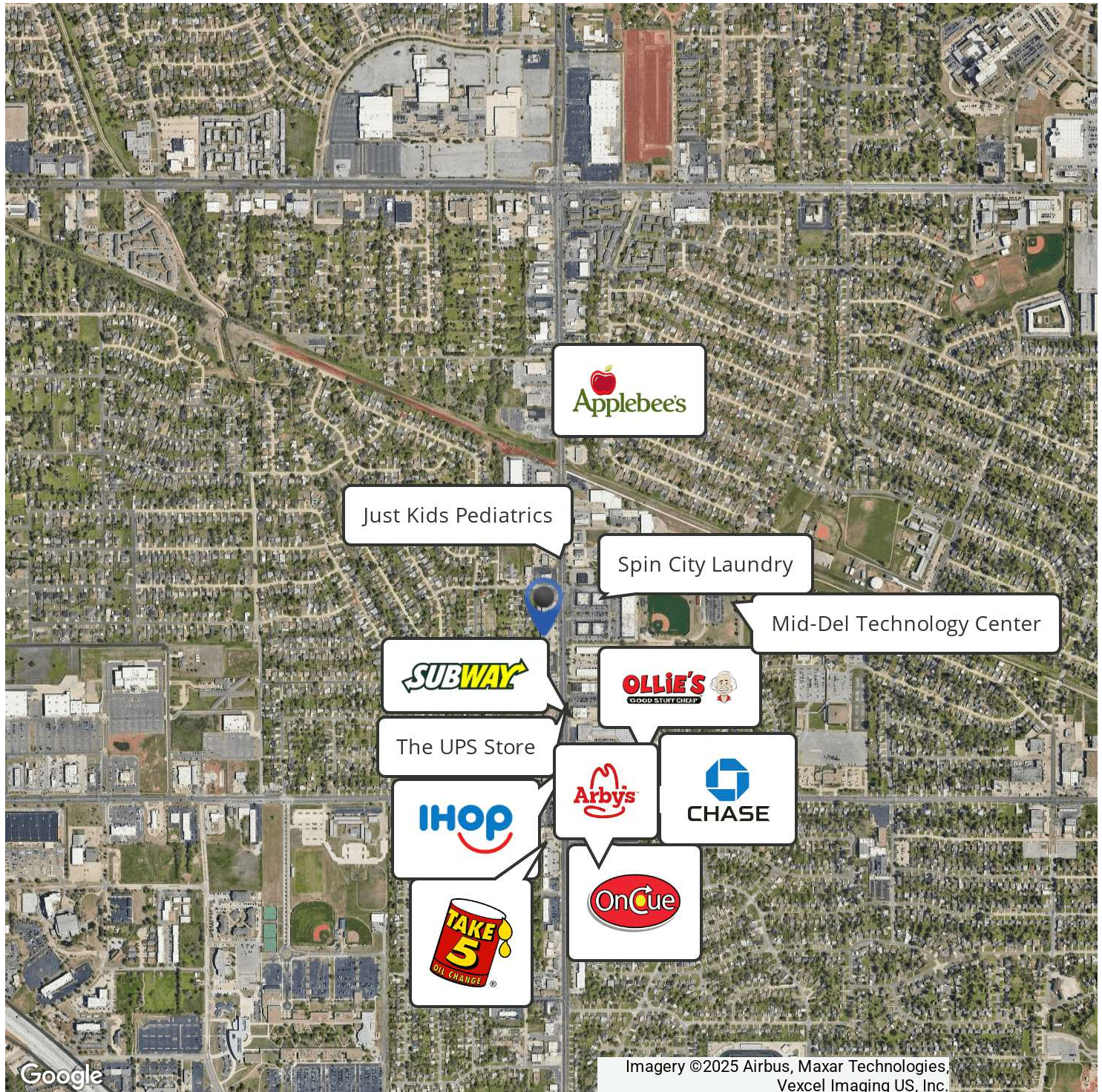
**** NOTE ****
TOTAL PARKING SPACES REQUIRED - 41 SPACES, INCLUDES 3 H.C. SPACES
TOTAL PARKING SPACES PROVIDED - 41 SPACES, INCLUDES 3 H.C. SPACES

① SITE PLAN
DATE: 11-1-2021



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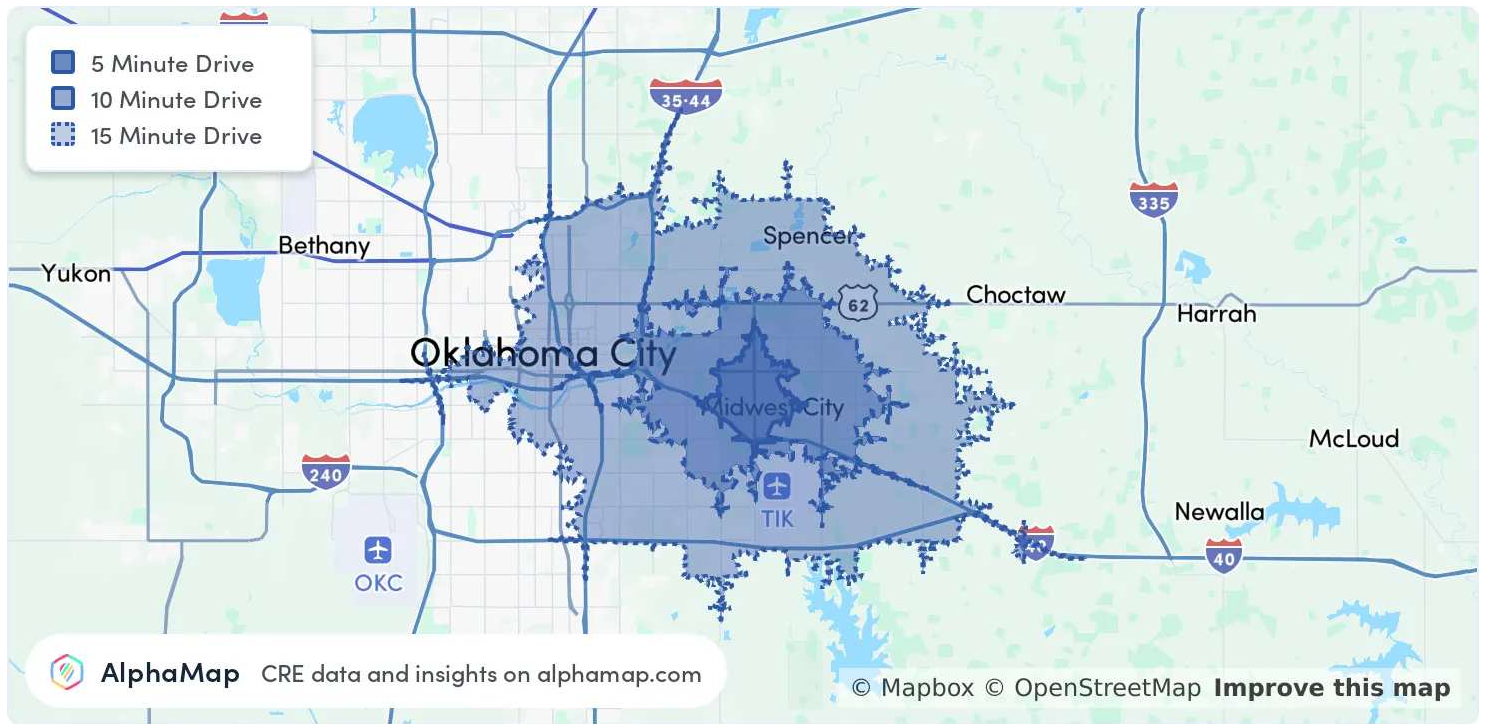
RETAILER MAP



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AREA ANALYTICS



POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	17,553	72,405	169,296
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	40	40	40

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	7,667	29,668	68,648
Persons per HH	2.3	2.4	2.5
Average HH Income	\$60,792	\$66,637	\$67,921
Average House Value	\$159,213	\$172,346	\$193,863
Per Capita Income	\$26,431	\$27,765	\$27,168

Map and demographics data derived from AlphaMap

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