

PRIME INTERSTATE 40 RETAIL OPPORTUNITY | MIDWEST CITY

TINKER DIAGONAL ST & WARREN RD, MIDWEST CITY, OK 73110



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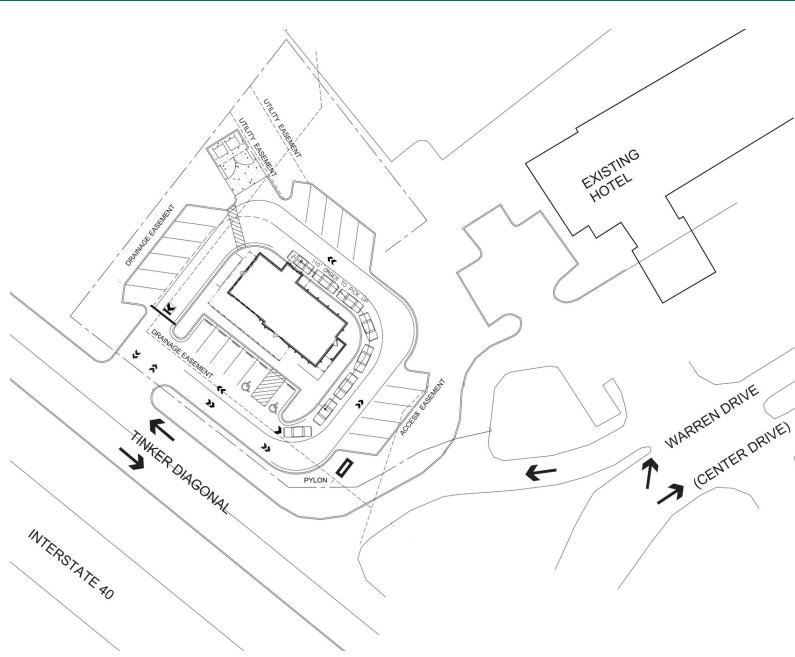
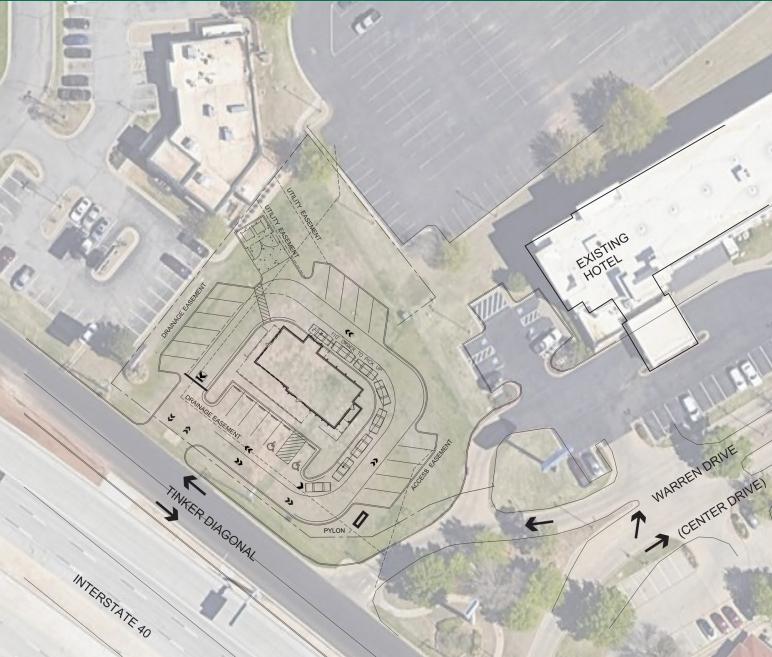
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Lease Rate

\$85,000.00 per year (Ground)

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PROPERTY DESCRIPTION

Available for ground lease, this exceptional site sits at the entrance to Midwest City's premier entertainment and retail corridor. With high visibility off Interstate 40, the property benefits from strong traffic counts and proximity to national retailers including The Home Depot, Walmart Supercenter, Starbucks, Chick-fil-A, and multiple hotels.

This site is just northwest of Tinker Air Force Base, Oklahoma's largest single-site employer, with over 26,000 personnel and an annual economic impact exceeding \$3.2 billion. The base plays a crucial role in the local economy, supporting a vast network of businesses and services.

Nearby, Rose State College serves approximately 7,420 students, providing workforce training and higher education that fuels local business growth. The area's dynamic mix of retail, hospitality, and education makes this an ideal location for development.

PROPERTY HIGHLIGHTS

- Interstate frontage and signage visibility
- Site is graded
- All utilities installed

OFFERING SUMMARY

Lease Rate: \$85,000.00 per year (Ground)

Available SF: 32,361 SF

Lot Size: 32,361 SF

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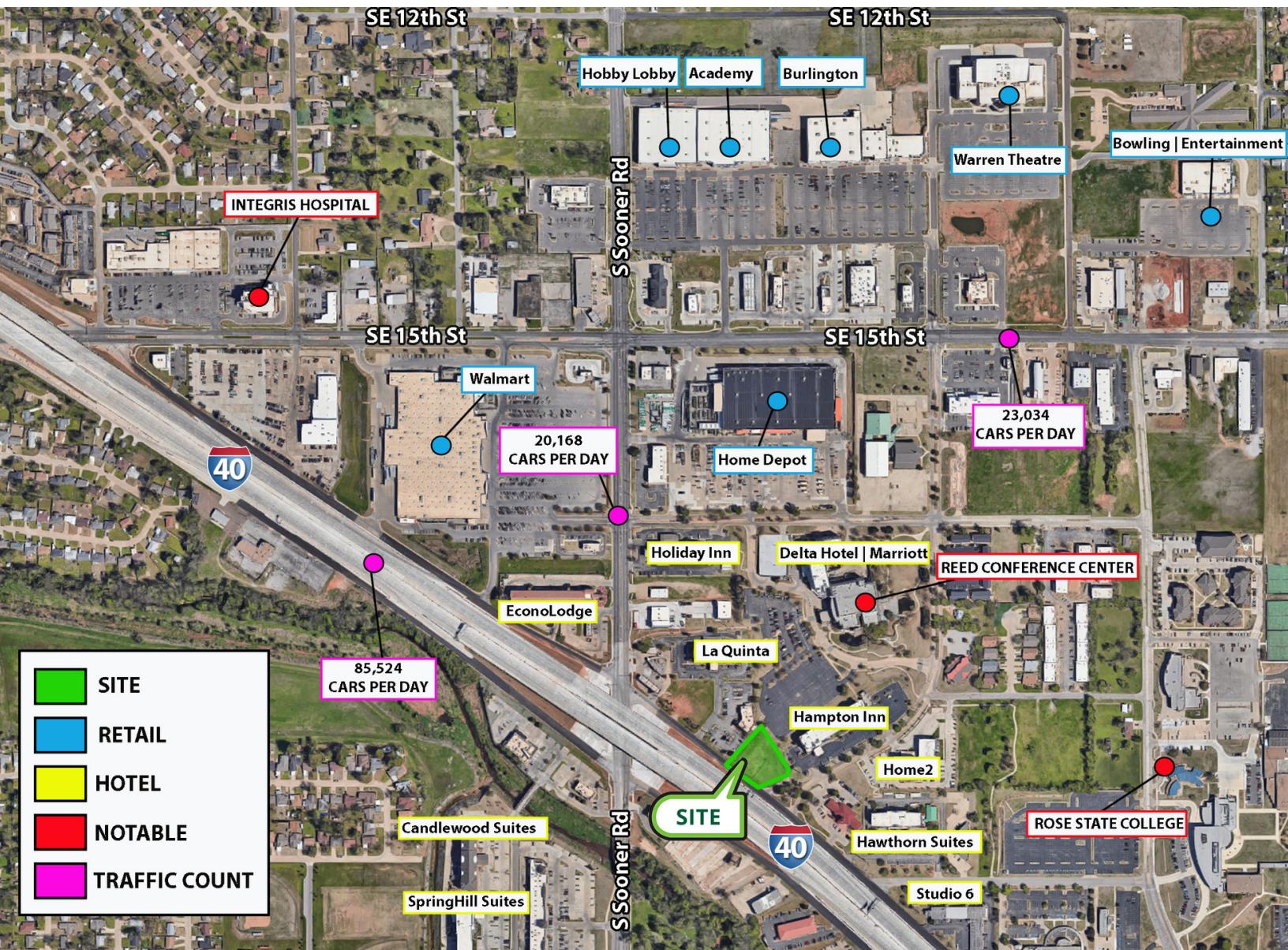
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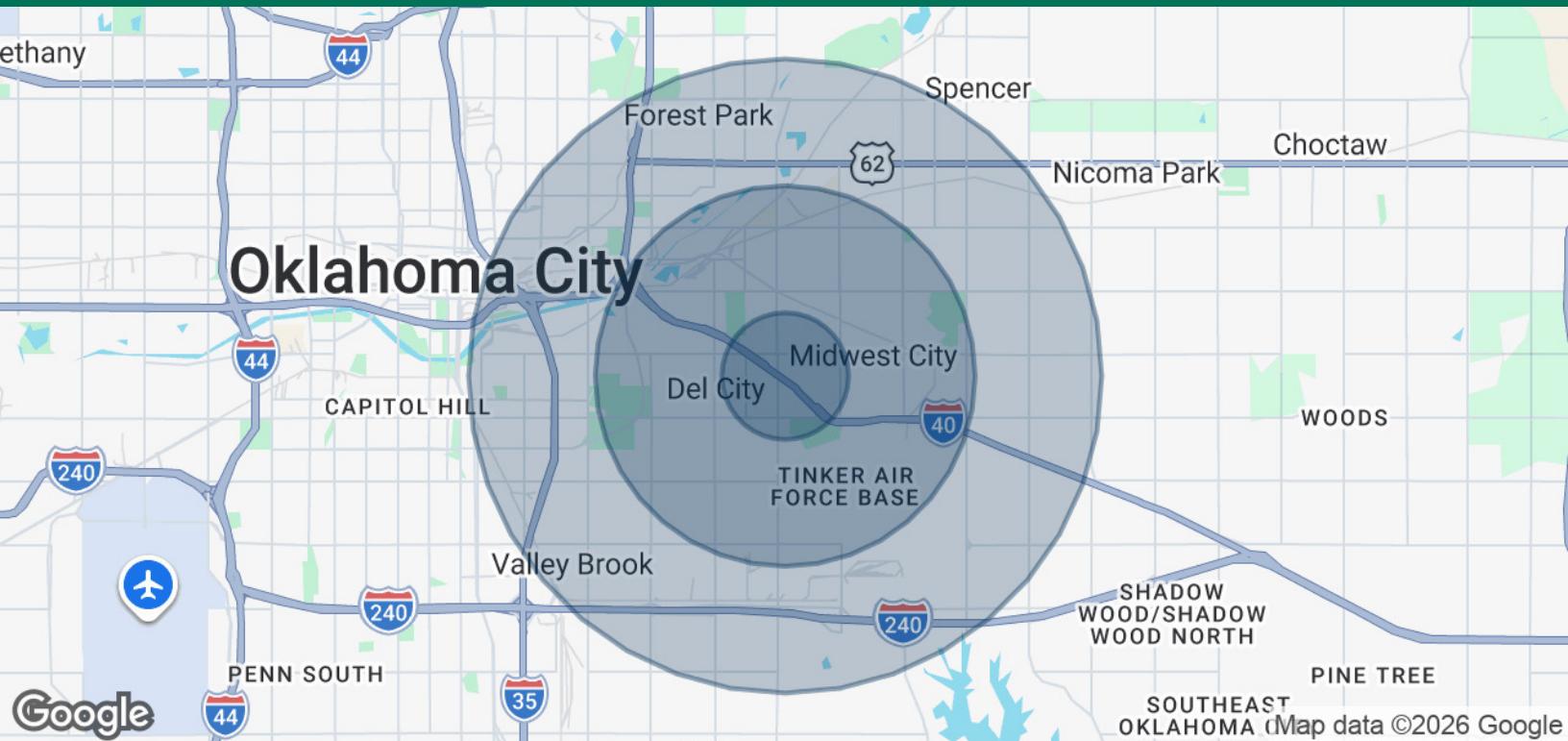
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,600	65,280	127,068
Average Age	39	38	38
Average Age (Male)	37	36	37
Average Age (Female)	41	39	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,657	26,477	51,101
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$52,851	\$63,363	\$66,086
Average House Value	\$131,423	\$153,758	\$170,790

Demographics data derived from AlphaMap

02062026

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