

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Newport Shopping Center offers an ideal location for your business, nestled just off the bustling Northwest Expressway, home to a variety of large retailers and high-traffic commercial venues. This vibrant center is anchored by popular dining spots like Sunnyside Diner and Taqueria El Camino, which drive foot traffic and provide a lively atmosphere. Located just a block away from Lake Hefner, Oklahoma City's largest lake, the shopping center benefits from proximity to scenic walking trails, a golf course, and numerous lakefront restaurants. With its central location and ease of access, Newport Shopping Center is the perfect spot for any retail or service-oriented business seeking to thrive in a busy, well-connected area.

PROPERTY HIGHLIGHTS

- Prime location near Northwest Expressway with heavy traffic exposure.
- Close to Lake Hefner, offering recreational amenities and attracting local visitors.
- Includes popular restaurants to enhance foot traffic.

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
NNN Rate:	\$3.35 SF/yr
Available SF:	1,170 - 8,734 SF
Building Size:	26,143 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,627	36,092	88,252
Total Population	8,876	83,371	205,835
Average HH Income	\$85,401	\$94,085	\$93,272

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## ADDITIONAL PHOTOS



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## LEASE SPACES



### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	3-5 Years
Total Space:	1,170 - 8,734 SF	Lease Rate:	\$12.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
9144	Available	1,170 - 8,734 SF	NNN	\$12.00 SF/yr	-
9142	Available	2,118 - 8,734 SF	NNN	\$12.00 SF/yr	-
9140	Available	1,789 - 8,734 SF	NNN	\$12.00 SF/yr	-
9138	Available	1,842 - 8,734 SF	NNN	\$12.00 SF/yr	-
9136	Available	1,815 - 8,734 SF	NNN	\$12.00 SF/yr	-
9128	Available	1,476 SF	NNN	\$12.00 SF/yr	-
9130	Available	5,372 SF	NNN	\$12.00 SF/yr	-

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RETAILER MAP



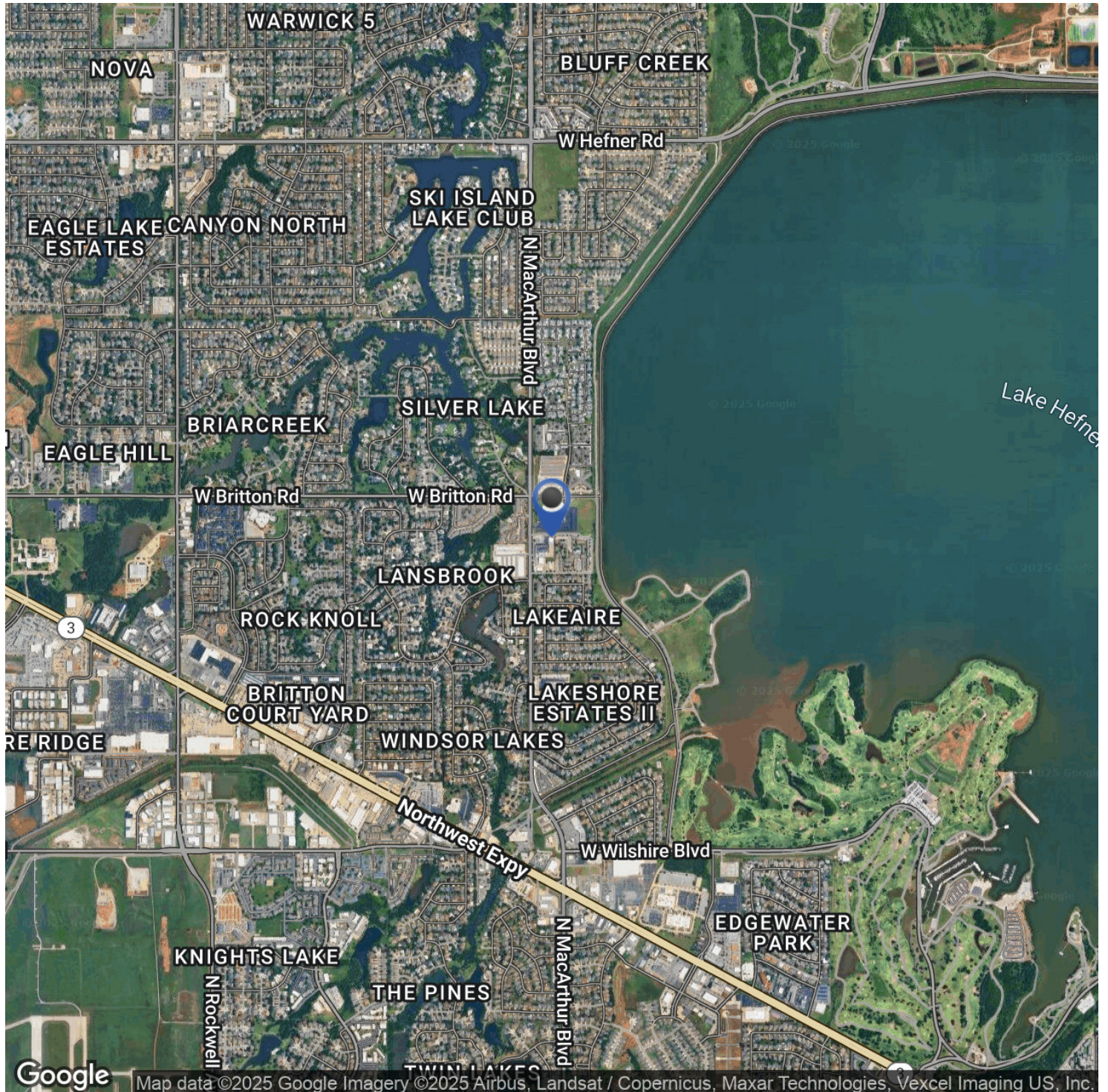
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## LOCATION MAP



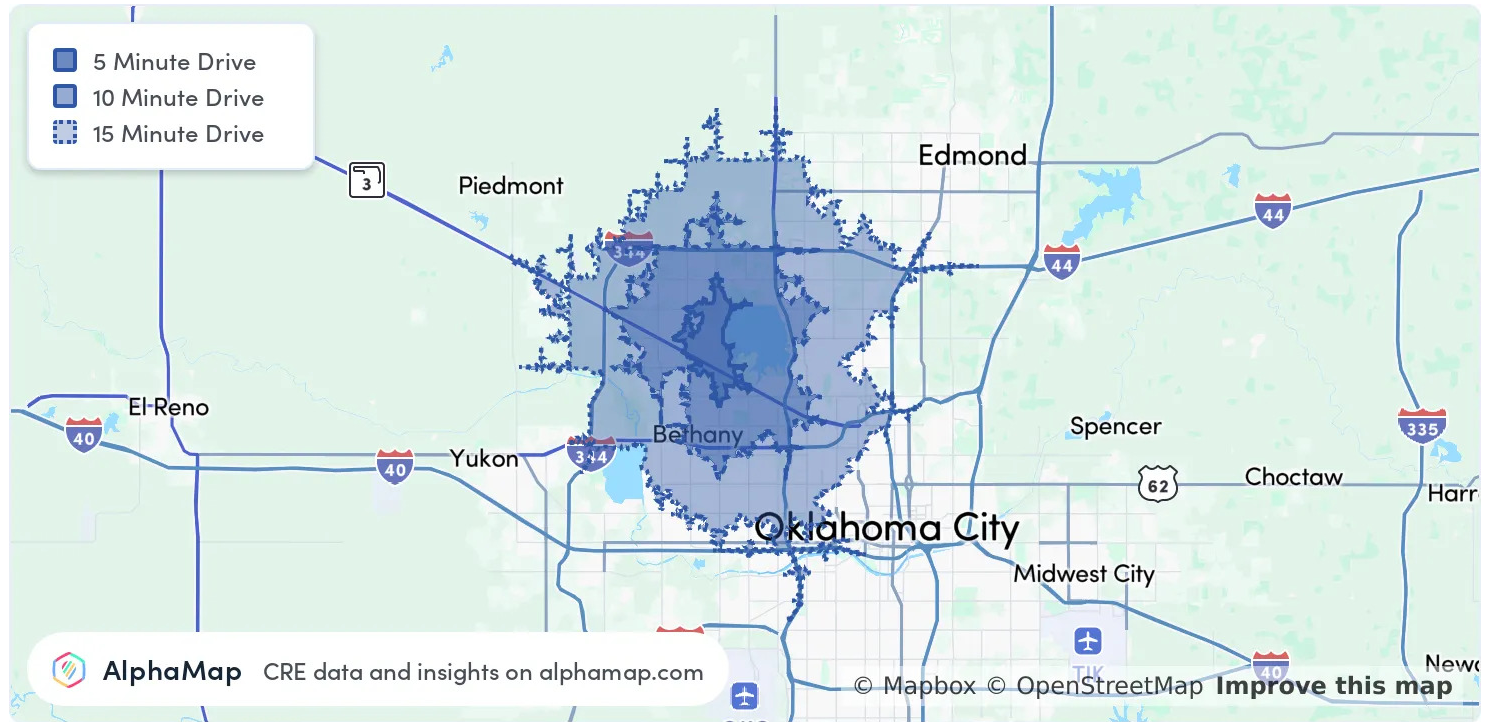
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## AREA ANALYTICS



POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	22,168	114,542	287,726
Average Age	41	41	39
Average Age (Male)	39	40	38
Average Age (Female)	42	42	40

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	9,128	49,718	123,358
Persons per HH	2.4	2.3	2.3
Average HH Income	\$88,222	\$92,626	\$90,067
Average House Value	\$244,389	\$273,331	\$277,997
Per Capita Income	\$36,759	\$40,272	\$39,159

Map and demographics data derived from AlphaMap

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