

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Now leasing 1,035 sq. ft. retail units at Eighty Ninth Center, situated just 2.5 miles from the I-35 and I-240 interchange. These newly constructed spaces feature large windows that flood the interiors with natural light, creating an inviting atmosphere for customers and employees alike. Located across from the OKC 577 commerce park, home to millions of square feet of manufacturing facilities, this retail center is poised for high visibility and foot traffic. With a variety of tenants surrounding the units and a planned OnCue with a truck stop nearby, this location offers excellent exposure in a thriving commercial area, making it ideal for businesses seeking a strategic, high-traffic setting.

PROPERTY HIGHLIGHTS

- New Construction
- High Visibility
- Highway Access
- OKC 577
- Diverse Tenant Mix

OFFERING SUMMARY

Lease Rate:	\$18.50 SF/yr (NNN)
NNN Rate:	\$3.00 SF/yr
Number of Units:	10
Available SF:	1,032 - 4,128 SF
Building Size:	10,350 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,742	19,946	59,430
Total Population	5,011	52,851	156,024
Average HH Income	\$89,571	\$79,642	\$74,404

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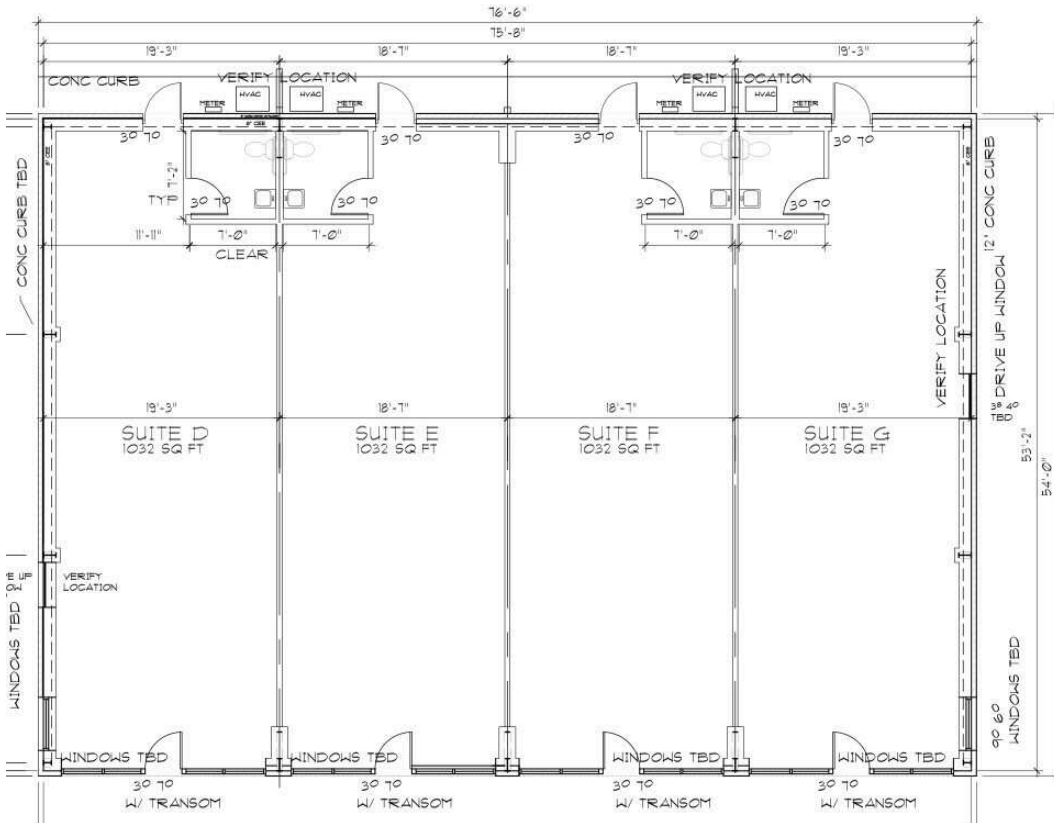
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SITE PLANS



2 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



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OKC 577



DEVELOPMENT INFO

OKC 577 is a 577-acre Master Planned industrial park currently under construction in the heart of Oklahoma City. With construction underway Site I features 340,000 SF of industrial space for lease, Locke Supply's massive 1.5M SF headquarters, and an upcoming OnCue directly northeast of the center. The park combines natural beauty, pedestrian-friendly pathways, and vibrant gathering and activity spaces, promoting health, wellness, and a sustainable, engaging work environment. Sites will be up to 235 acres and buildings will range from 20,000 SF - 2M SF.



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ADDITIONAL PHOTOS

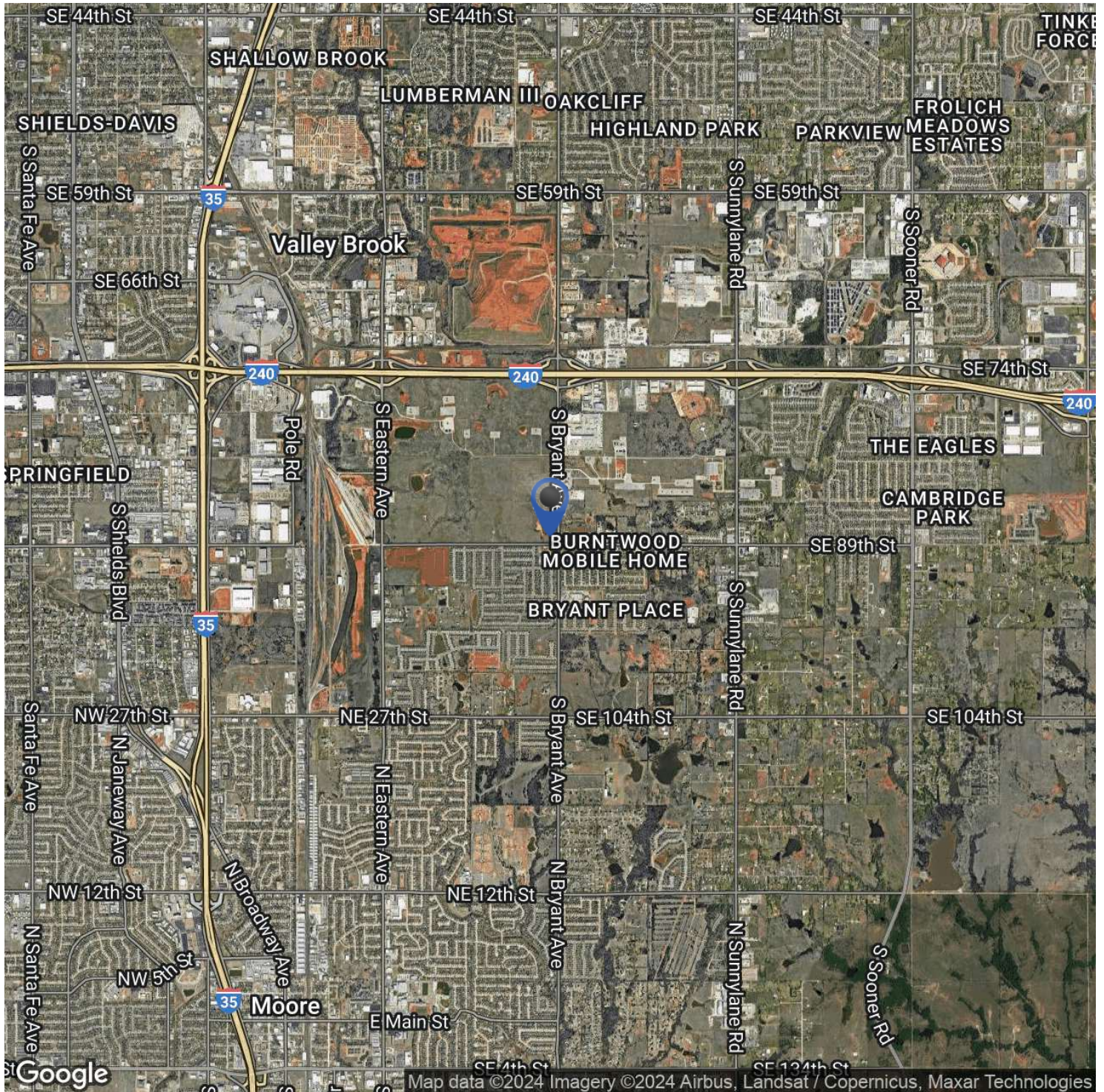


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LOCATION MAP

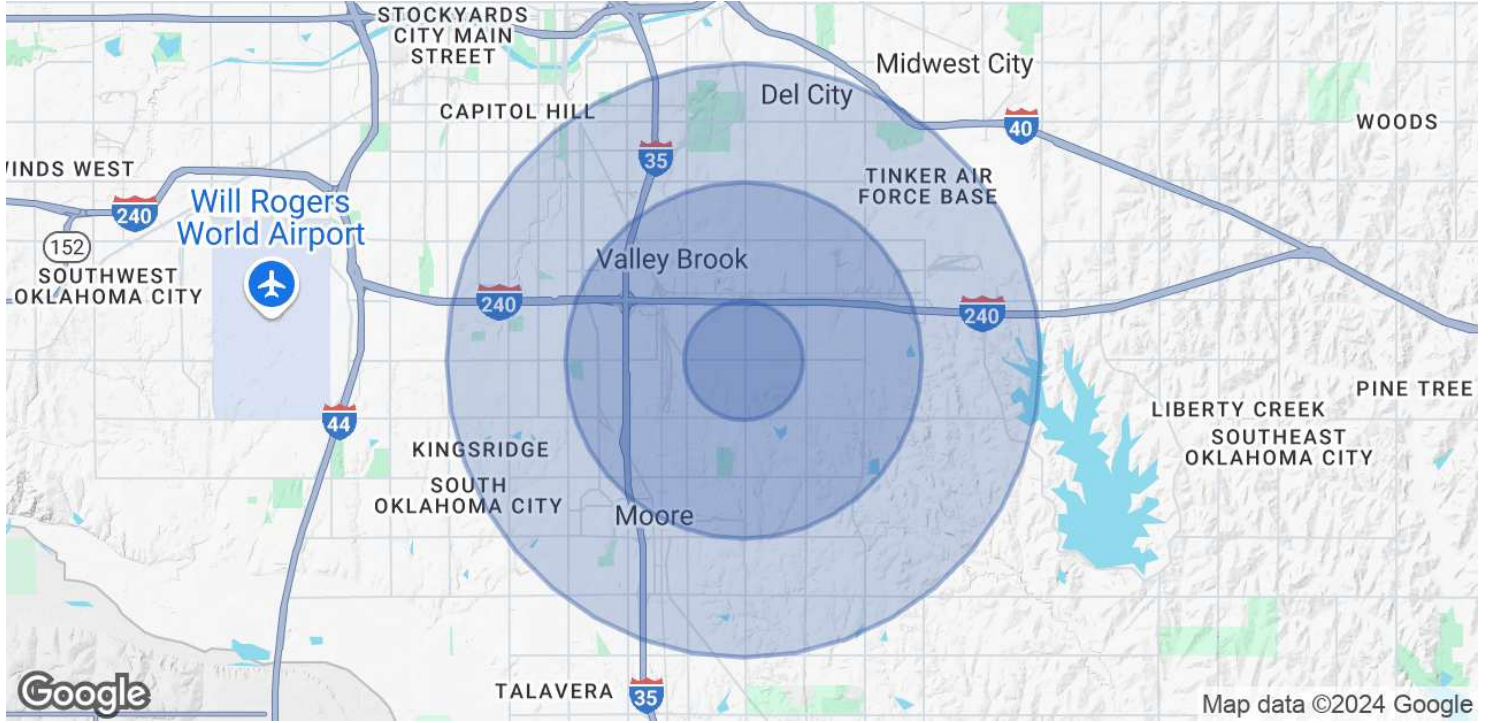


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,011	52,851	156,024
Average Age	33	37	37
Average Age (Male)	33	36	36
Average Age (Female)	34	38	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,742	19,946	59,430
# of Persons per HH	2.9	2.6	2.6
Average HH Income	\$89,571	\$79,642	\$74,404
Average House Value	\$200,535	\$190,131	\$185,828

Demographics data derived from AlphaMap

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