

Owasso Retail For Lease

German Acres
11215 N Garnett
Road, Owasso, OK
74055

AC Cherry
Sales Associate
918.694.8331
acherry@mcgrawcp.com

MCP MCGRAW
COMMERCIAL
PROPERTIES



Available

Property Summary



Location Description

Positioned along N Garnett Road in Owasso, the available inline retail space benefits from strong visibility within a growing suburban corridor surrounded by expanding residential development and established retail activity. The property offers convenient access to Highway 169 and is located within an active neighborhood retail corridor serving the surrounding Owasso trade area.

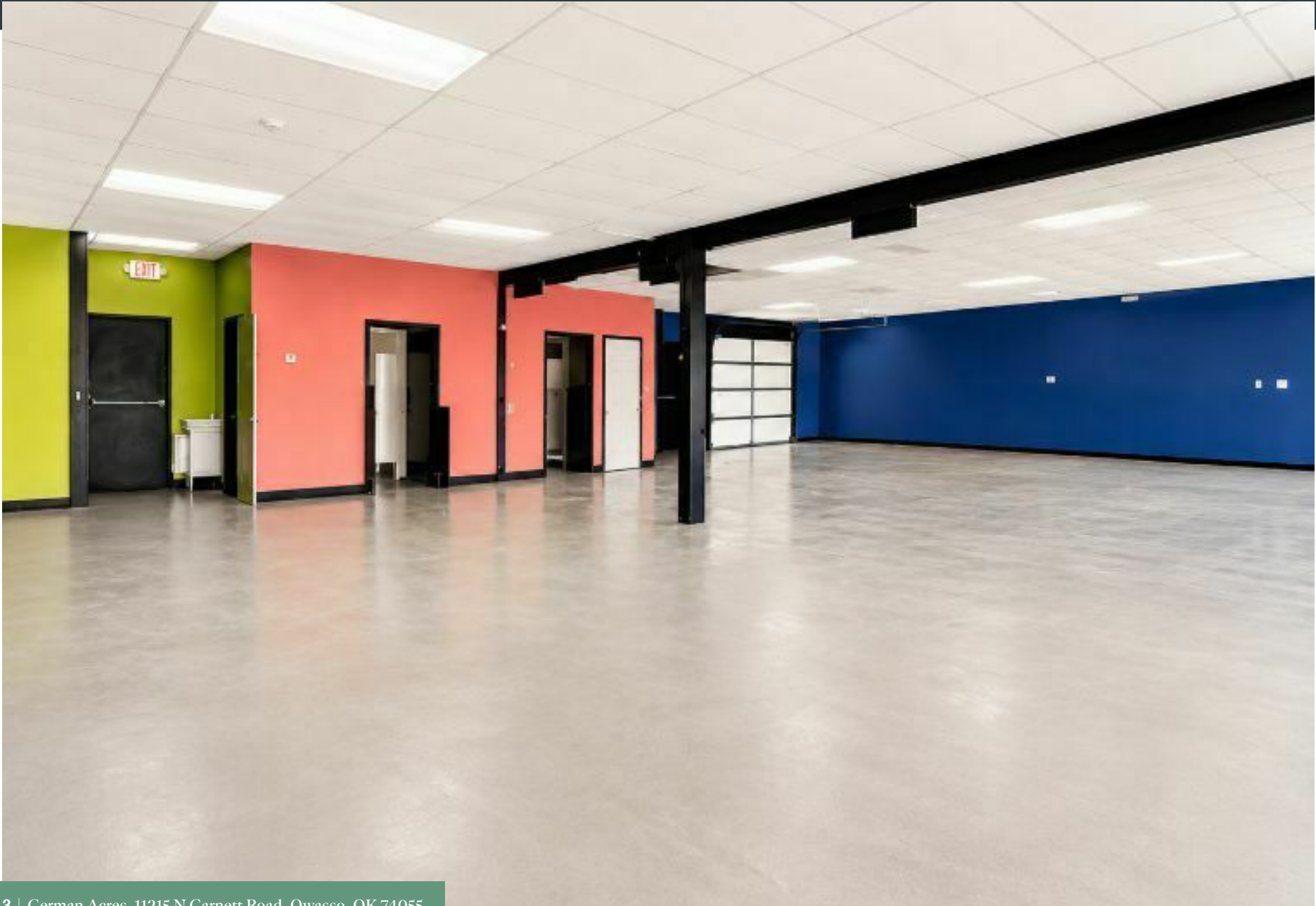
Offering Summary

Lease Rate:	\$17/SF NN
Available SF:	3,422 SF

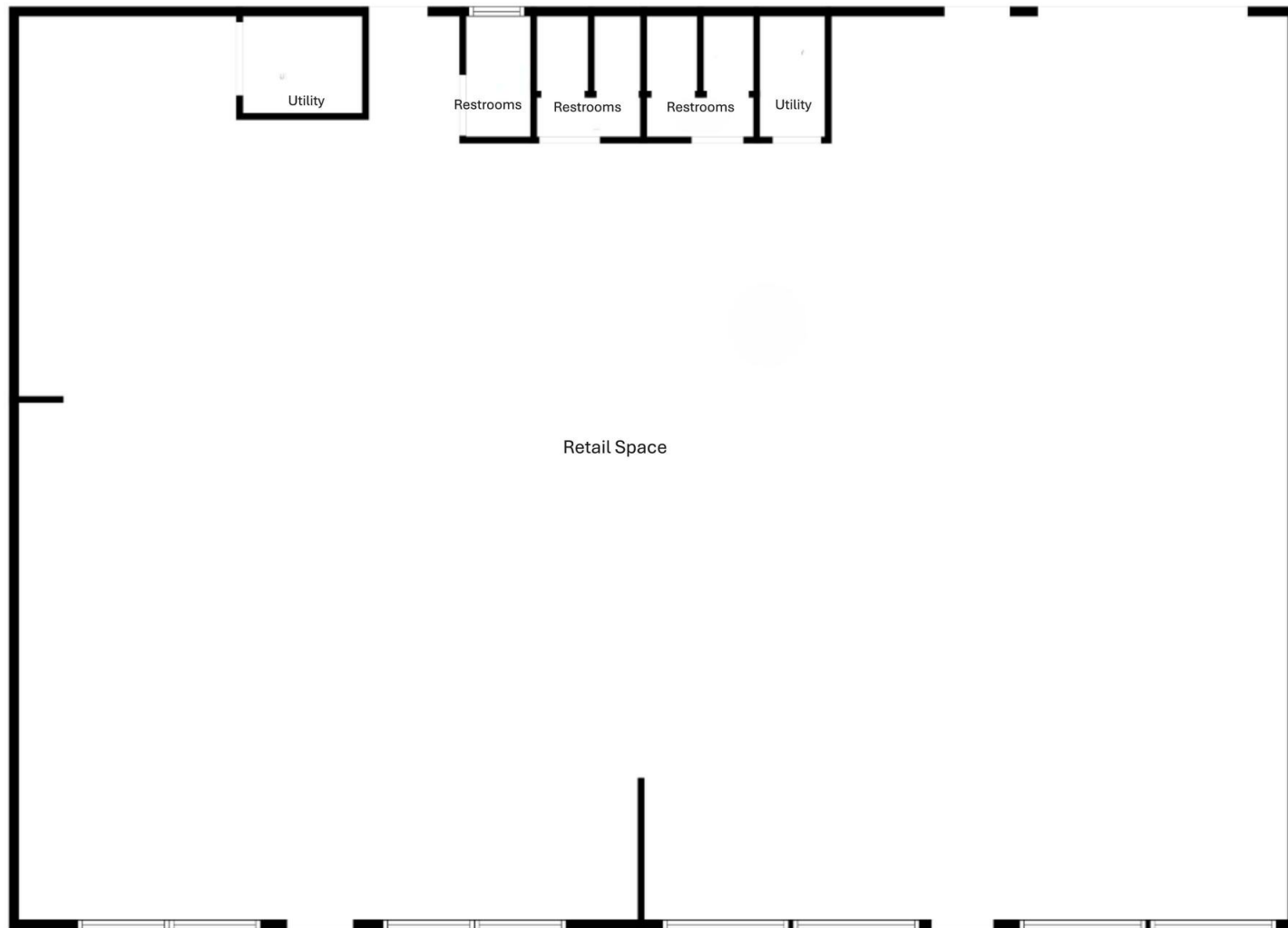
Property Highlights

- ±3,422 SF inline retail space available
- High-visibility frontage along N Garnett Road
- Pylon and façade signage available
- Strong daily traffic and surrounding residential growth in Owasso trade area
- Open layout suitable for retail, showroom, fitness, office, or service-oriented users
- Convenient access to Highway 169 and major retail corridors
- Ample customer access and parking
- Located within an established neighborhood retail center

Photos



Floor Plan



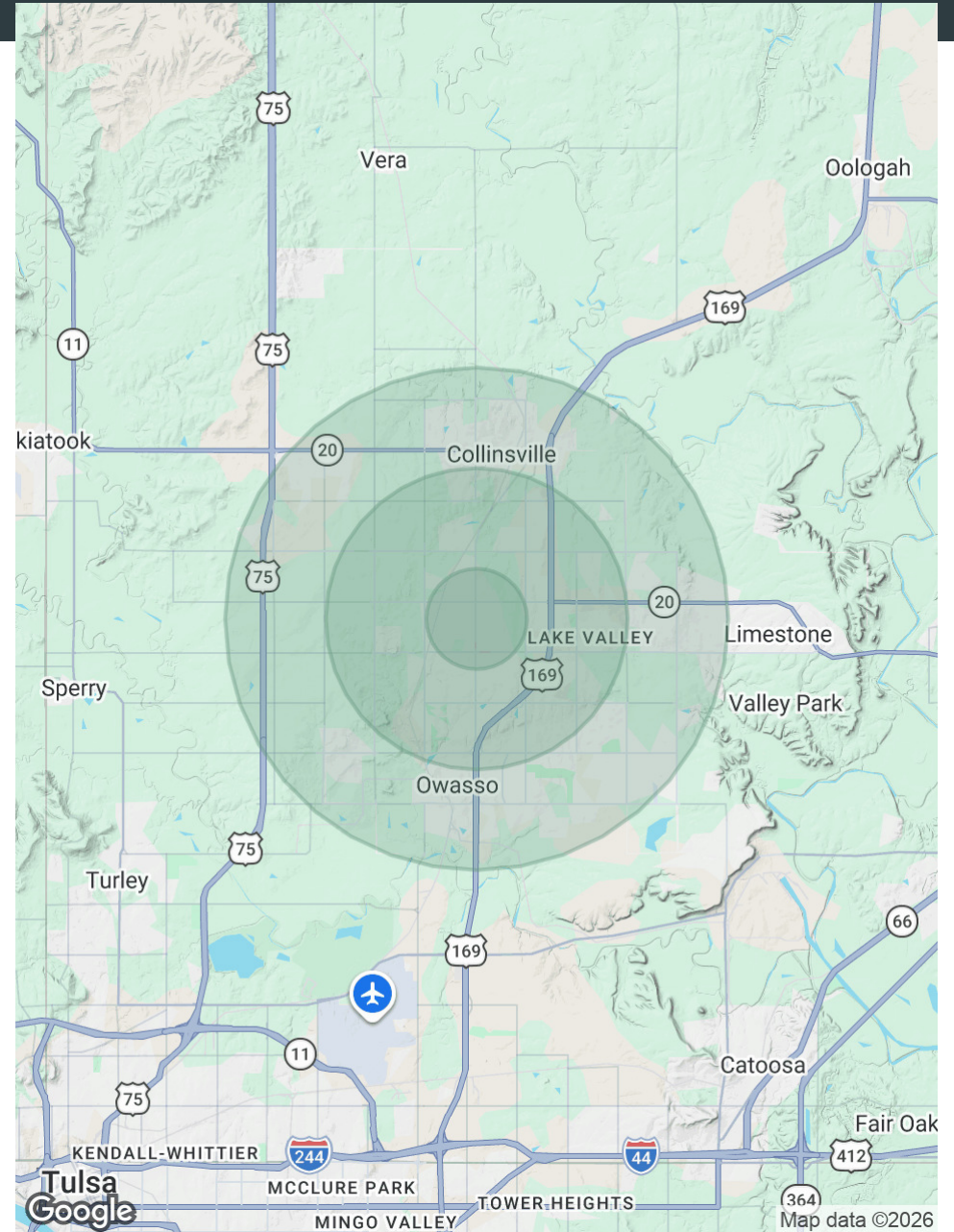
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	5,606	35,439	62,991
Average Age	32.4	35.3	36.6
Average Age (Male)	29.8	33.3	34.5
Average Age (Female)	34.4	37.1	38.8

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,920	13,001	23,399
# of Persons per HH	2.9	2.7	2.7
Average HH Income	\$105,616	\$102,780	\$101,640
Average House Value	\$213,549	\$250,036	\$256,033

2023 American Community Survey (ACS)



Contact

AC Cherry

Sales Associate

918.694.8331

acherry@mcgrawcp.com

MCP MCGRAW
COMMERCIAL
PROPERTIES

MCP - McGraw Commercial Properties

4105 S. Rockford Ave.

Tulsa, OK 74105

mcgrawcp.com