

WALNUT SQUARE SHOPPING CENTER 2209 W I-240 SERVICE RD, OKC, OK 73159



## PROPERTY DESCRIPTION

Located at the northwest corner of I-240 and South Pennsylvania Ave, Walnut Square Shopping Center is highly visible from I-240, the east/west corridor of South Oklahoma City.

National retail located along this five mile stretch include Hobby Lobby, Conn's, Big Lots, Old Navy, Michaels, Marshalls, Ross Dress For Less, Skechers, Lane Bryant, Northern Tool, Lowes, Home Depot, Wal-Mart SuperCenter, Burlington, PetsMart, Dollar Tree, as well as national restaurant chains such as Olive Garden, Outback, Golden Corral, and Hooters. Several smaller retails, office and service users have located in this corridor to establish their presence in the South Oklahoma City market.

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$12.00 - 25.00 SF/yr (NNN)
<b>Available SF:</b>	1,645 - 50,000 SF
<b>Building Size:</b>	309,023 SF

## SPACES

SPACES	LEASE RATE	SPACE SIZE
103	\$12.00 - 18.00 SF/yr	1,645 SF
303	\$12.00 - 18.00 SF/yr	2,750 SF
304-306	\$12.00 - 18.00 SF/yr	7,950 SF
2127	\$12.00 - 18.00 SF/yr	10,000 SF
2207	\$25.00 SF/yr	3,000 SF
Pad Site - 2201	Negotiable	50,000 SF
Pad Site - 2203-B	Negotiable	37,897 SF

## TRAFFIC COUNTS

<b>I-240</b>	east   west	117,500   116,800
<b>S Pennsylvania</b>	north   south	24,100   21,800

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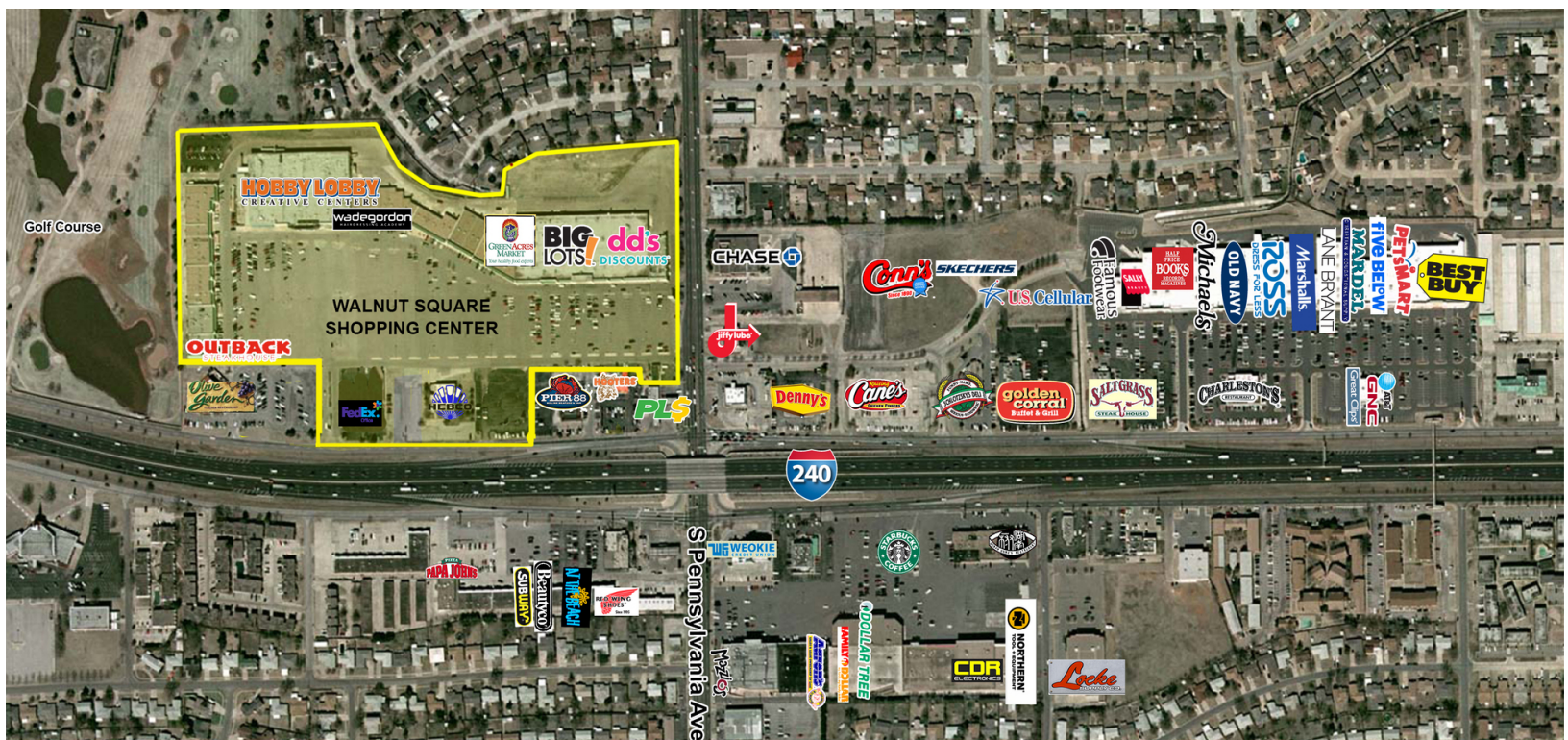
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,321	109,988	200,410
Average Age	34.9	33.3	32.5
Average Age (Male)	33.2	32.5	31.6
Average Age (Female)	37.4	34.5	33.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,623	42,066	73,657
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$46,598	\$47,368	\$48,606
Average House Value	\$95,698	\$118,995	\$114,424

\* Demographic data derived from 2020 ACS - US Census 10062023



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