

CASADY SQUARE SHOPPING CENTER

47,760 SF

SALE PRICE: \$ 7,950,000



2103-2113 W. Britton Road, Oklahoma City, OK, 73120



7501 Broadway Extension
Oklahoma City, OK 73116

Presented By:

George W. Huffman

Managing Broker

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EXECUTIVE SUMMARY

Discover a rare opportunity to own a piece of Oklahoma City/Village history by purchasing a part of Casady Square Shopping Center! Casady has stood the test of time remaining a vibrant shopping destination directly west of Casady School Campus. This is one of three buildings that make up the iconic center, which is now available for purchase.

Ideal for investors or owner-users, this property features a range of suites suitable for various businesses, from office spaces to open showroom floors. With recent tenant increases, foot traffic at Casady Square is booming, making it an attractive location for nearly any type of business. Ample parking adds to the convenience and appeal.

Location is key! Strategically situated, Casady Square enjoys unparalleled proximity to the upscale enclave of Nichols Hills. The allure of this location is irresistible, offering an exclusive opportunity to engage with an affluent and discerning clientele. Don't miss this exclusive opportunity to invest in a prime retail property with a proven track record.

Call: George Huffman @ 405-409-4400 | george@iwpok.com

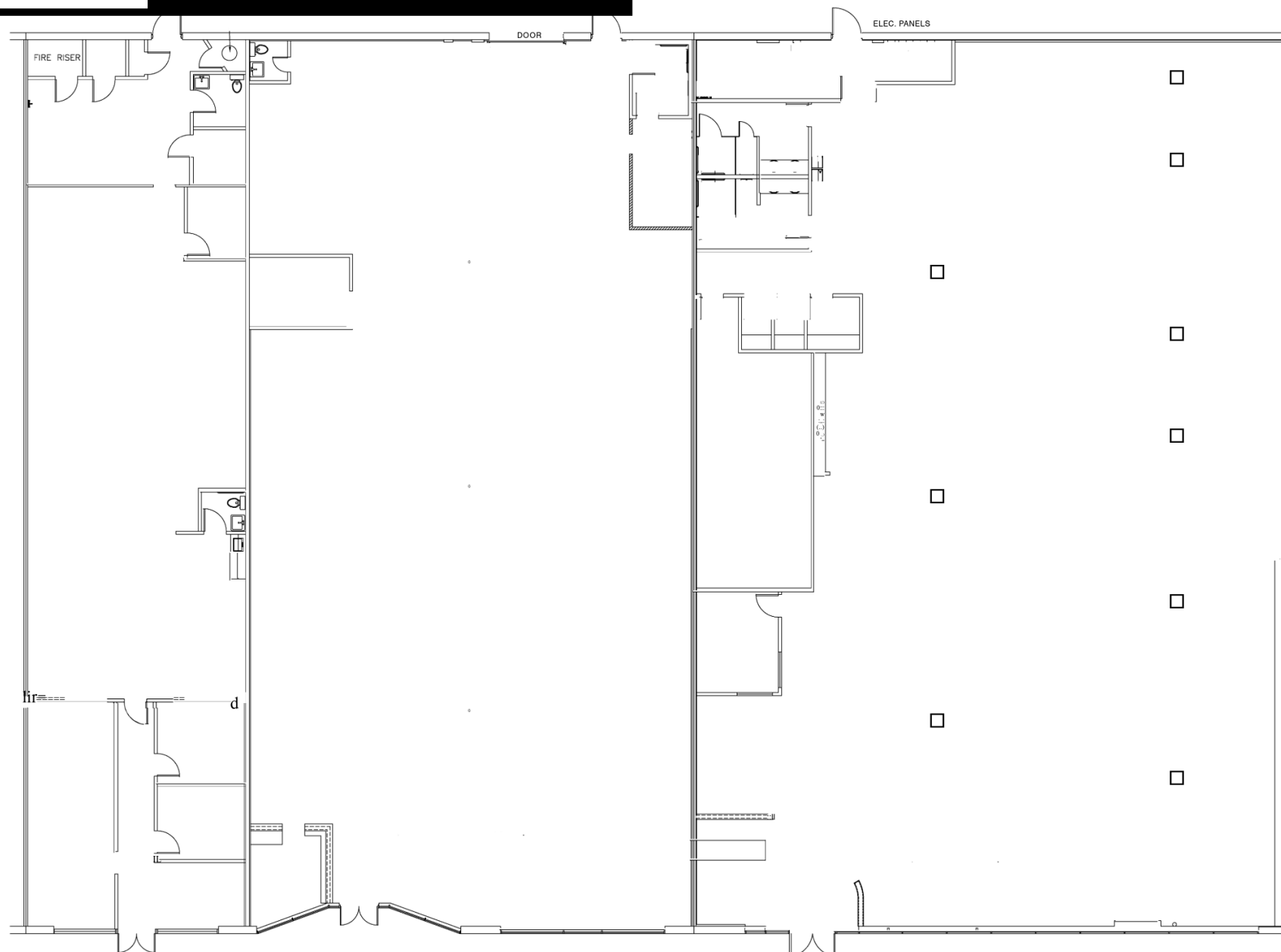
DETAILS

| | | PROPERTY TYPE | RETAIL / FLEX |
|---|--------------|------------------|------------------|
| ASKING PRICE | \$ 7,950,000 | TENANCY | COMMUNITY RETAIL |
| IMMEDIATE AVAILABILITY | 38,627 SF | SQUARE FOOTAGE | 47,760 |
| Ste. 2103—9,825 sf, Ste. 2107—7,218 sf, Ste. 2109—3,584 sf, Ste. 2111—15,000 sf, Ste. 2113-A—3,000 sf | | YEAR BUILT | 1973 |
| PRICE / SF | \$ 166.46 | LOT SIZE (ACRES) | 3.07 |
| YEAR RENOVATED | 2018 | PARKING (SPACES) | 132 MOL |
| APN | 179221535 | BROKER CO-OP | YES |

FOR SALE

| Tenant | Square Feet | | Lease Term | Tenure | |
|-------------------------------|--------------|---------------|------------|-------------|--------------|
| | Occupied | Available | | | |
| 2103 - Available | - | 9,825 | | 0 | Years |
| 2107 - Available | - | 7,218 | | 0 | Years |
| 2109 - Available | - | 3,584 | | 0 | Years |
| 2111 - Available | - | 15,000 | | 0 | Years |
| 2113-A - Available | - | 3,000 | | 0 | Years |
| A Chance to Change Foundation | 9,000 | - | 30-Sep-26 | 8 | Years |
| | 9,000 | 38,627 | | 8.00 | Years |





Suite 2109

3,584 SF

Suite 2107-2105

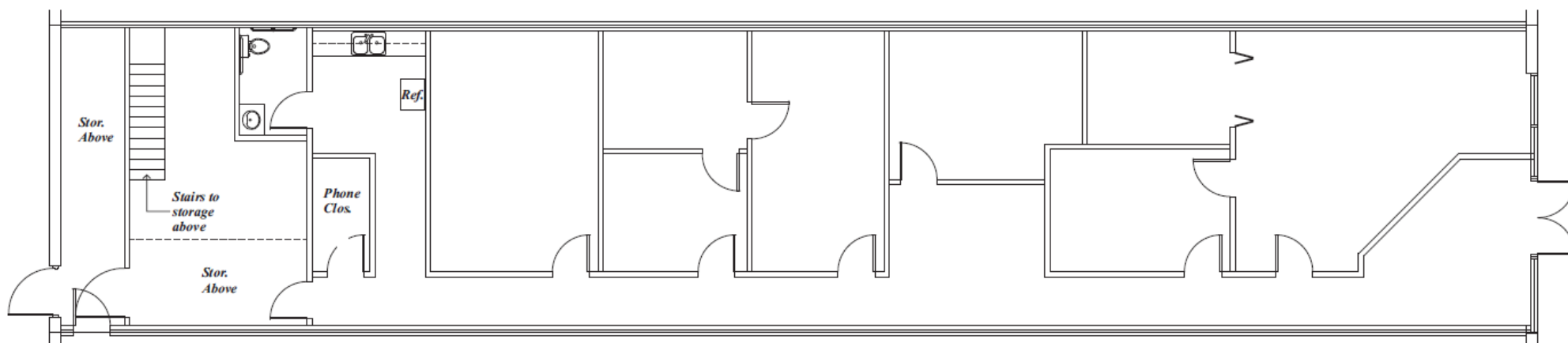
7,218 SF

Suite 2103

9,825 SF



FOR SALE



Suite 2113A

3,006 SF



FOR SALE

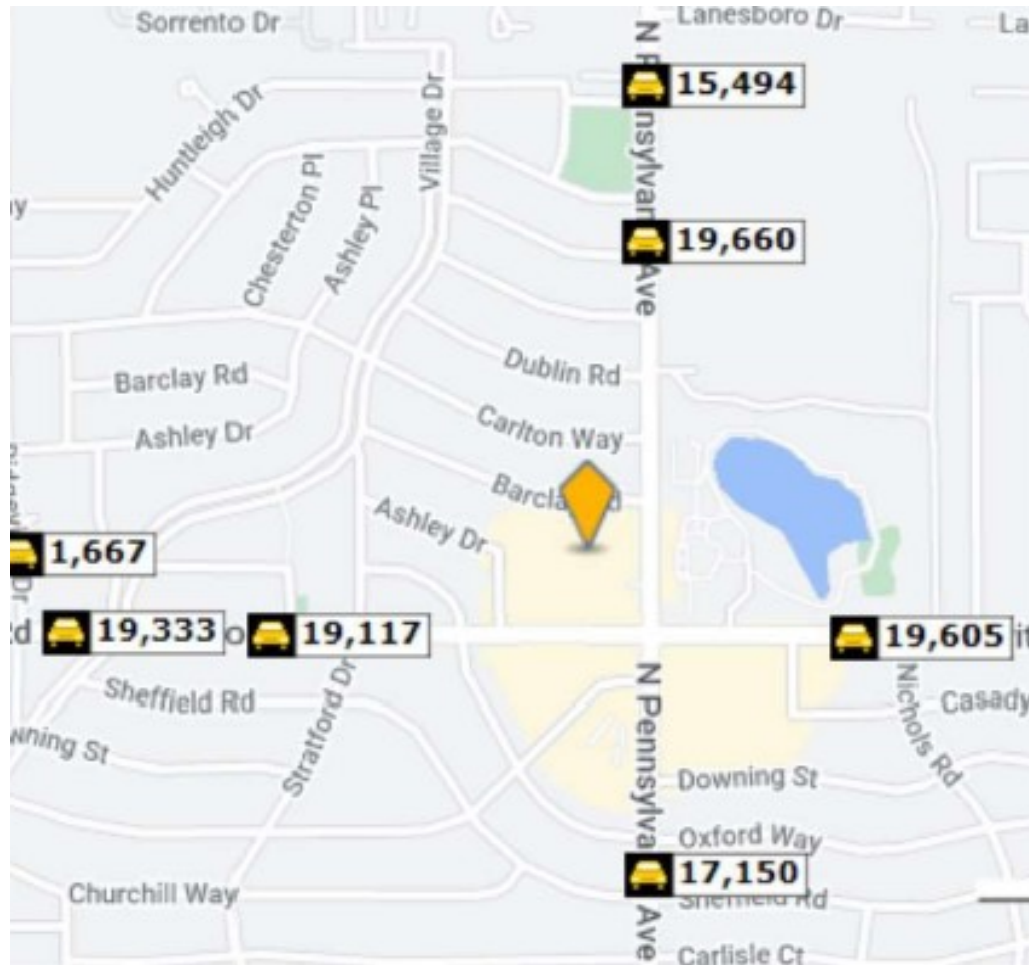












Highlights:

- ◆ Historic Casady Square Shopping Center, directly across Pennsylvania Avenue from Casady School Campus
- ◆ Owner-user investment, so up to 38,627 sf for immediate use and occupancy.
- ◆ Retail, Office or Flex Space
- ◆ Year Built: 1973, Renovated 2018
- ◆ Property Size: 3.08 acres
- ◆ Parking Spaces: 132 MOL
- ◆ 200' Frontage on N Pennsylvania Ave.
- ◆ In the heart of OKC's Retail and North Side Business District
- ◆ Ideally situated between Nichols Hills, Lake Hefner, Chisolm Creek and the Britton District

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