

FOR LEASE | 2,015 SF AVAILABLE - END CAP

510 S Telephone St., Ste A - Moore, OK 73160

\$4,200/month + NNN



PRIME CAPITAL
REAL ESTATE GROUP

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PROPERTY SUMMARY

Lease Rate	\$4,200/month + NNN (\$25/SF/YR)
Building SqFt	5,415 SqFt
Zoning Type	Commercial
Property Type	Retail
Year Built	2016
Lot Size (acres)	0.47
Parcel ID	MC2 MTCSC 1004
County	Cleveland



INVESTMENT SUMMARY

510 S Telephone St., Suite A is a well-located retail/service property along South Telephone Road, a primary commercial corridor in Moore, Oklahoma. The end-cap suite offers strong visibility, signage exposure, and convenient access for customers.

The space is finished and move-in ready, allowing for quick occupancy with minimal upfront investment. Surrounded by established retail and dense residential neighborhoods, the property benefits from consistent consumer traffic and strong cross-shopping activity.

Located within the growing Moore submarket of the Oklahoma City MSA, the property provides excellent access to Interstate 35 and key regional employment centers, supporting long-term tenant demand and asset stability.



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PROPERTY HIGHLIGHTS

- Attractive for Owner-Users seeking a well-located asset with durable tenant appeal and limited nearby vacancy.
- Ideal for retail, personal services, wellness, medical, and professional office users seeking strong visibility, convenience, and a stable trade area.
- Turn-Key, Finished Space. This space is move-in ready, allowing tenants to minimize upfront capital expenditures and accelerate time to opening.
- End-cap positioning provides enhanced signage opportunities and superior customer ingress/egress.
- Positioned along South Telephone Road, offering strong visibility and convenient access for both local residents and commuter traffic.
- Proximity to major employers, schools, and healthcare facilities supports daytime and evening consumer traffic.



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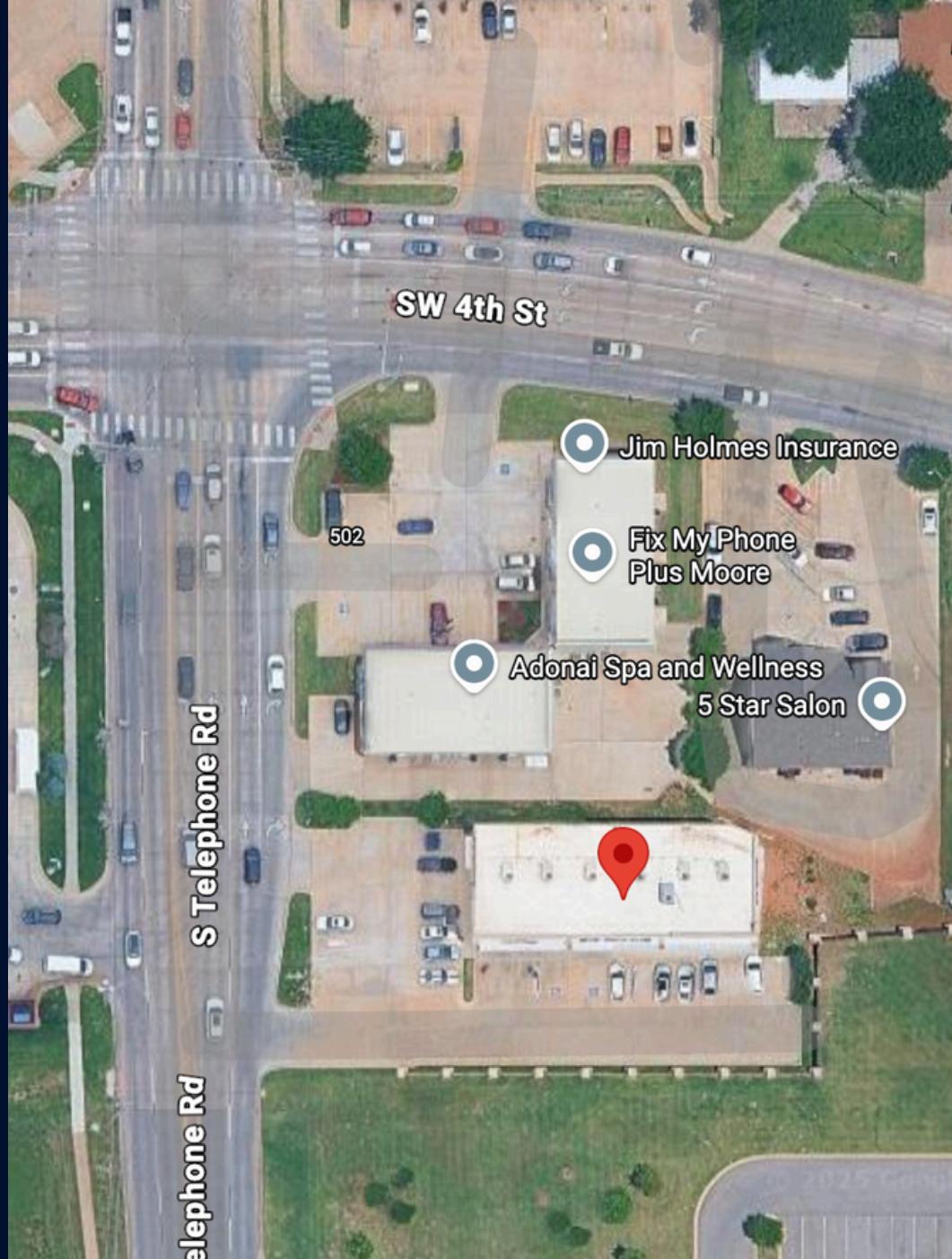
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LOCATION HIGHLIGHTS

- Located within an established retail and service environment, benefiting from consistent consumer traffic, cross-shopping activity, and nearby national and regional tenants
- Proximity to Interstate 35 provides direct access to Oklahoma City, Norman, major employment centers, and Will Rogers World Airport — enhancing the property's draw for both customers and employees.
- Dense surrounding residential neighborhoods, ongoing infrastructure improvements, and sustained growth in south Oklahoma City support long-term tenant demand and asset stability.
- Highly accessible for both local customers and commuter traffic, supporting daily-use retail and service tenants.
- Moore is a growing suburban community within the Oklahoma City MSA, supported by steady population growth, residential development, and continued commercial investment.



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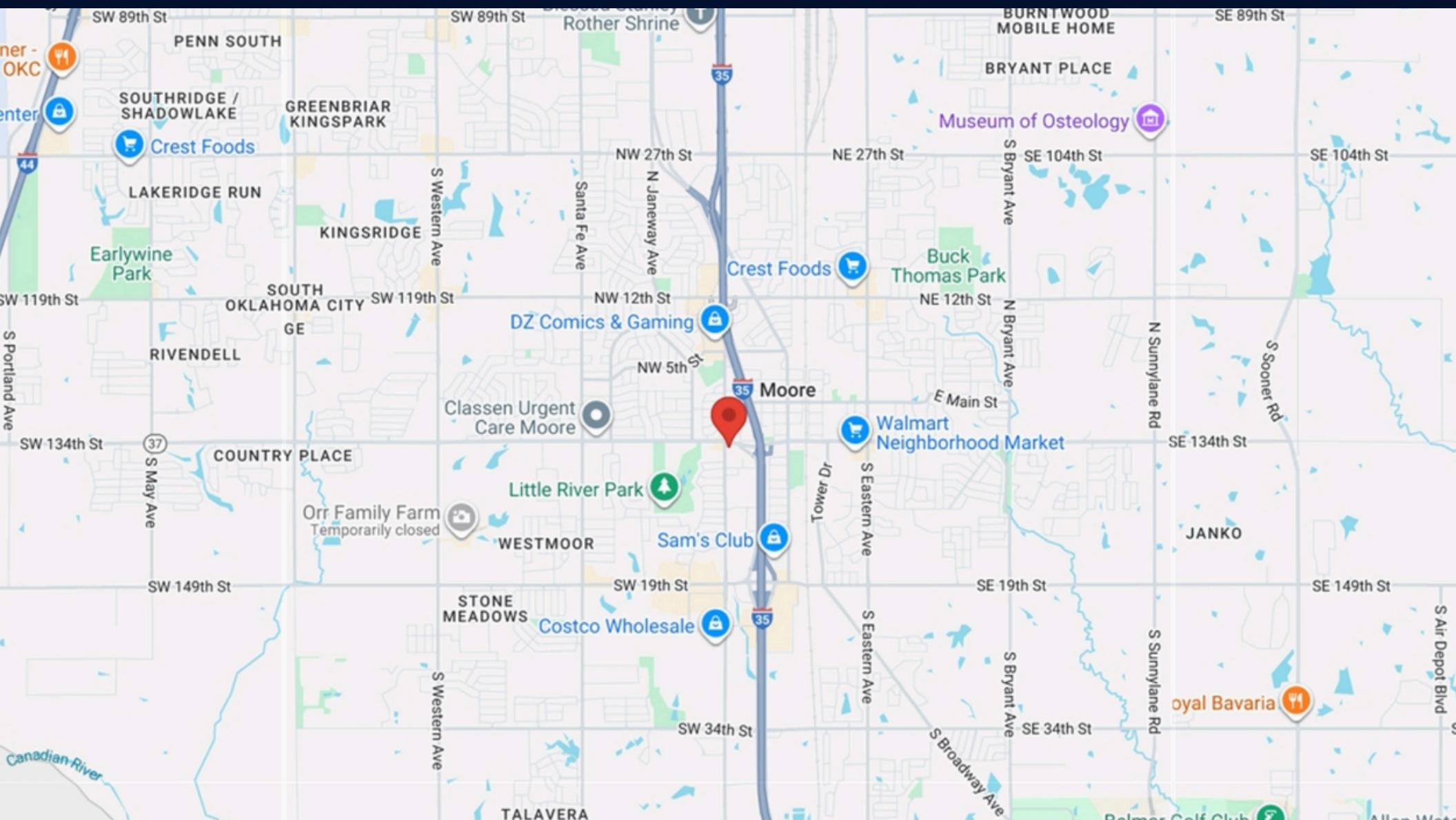
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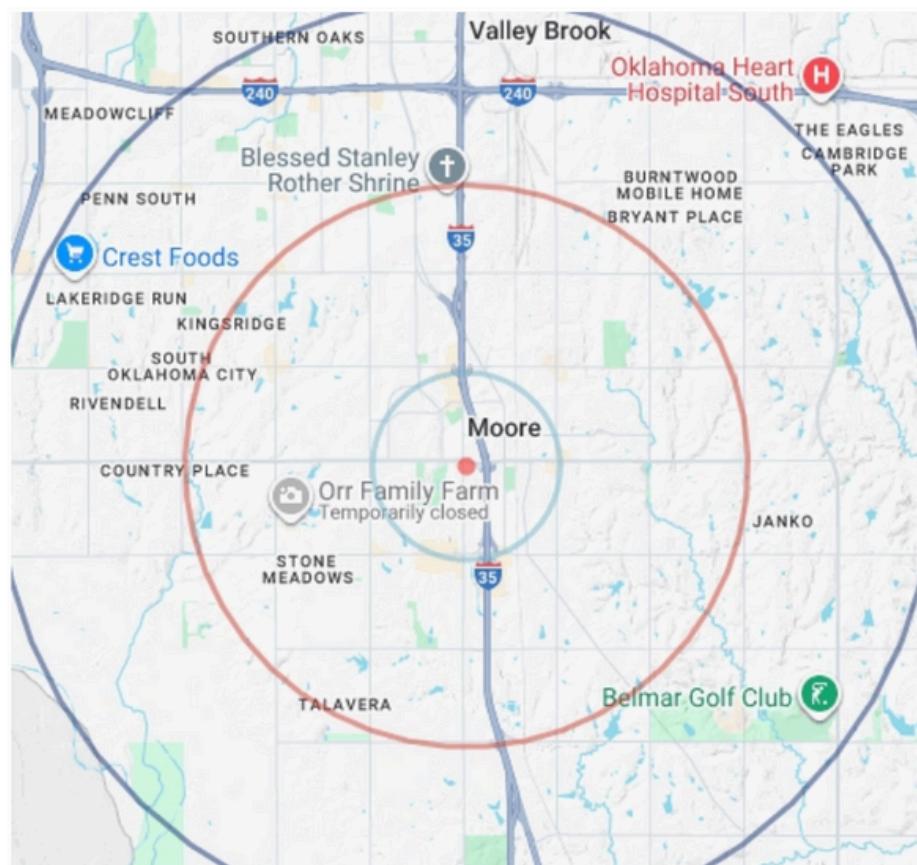
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DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,599	54,071	98,653
2010 Population	10,750	73,814	128,582
2025 Population	12,121	87,831	155,112
2030 Population	12,788	90,562	159,579
2025-2030 Growth Rate	1.08 %	0.61 %	0.57 %
2025 Daytime Population	11,403	62,307	122,362



2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	402	2,137	4,120
\$15000-24999	292	1,162	2,494
\$25000-34999	424	2,577	4,635
\$35000-49999	703	3,701	6,265
\$50000-74999	1,076	5,986	10,462
\$75000-99999	800	5,888	9,312
\$100000-149999	842	7,367	12,337
\$150000-199999	218	3,158	5,093
\$200000 or greater	82	2,005	4,957
Median HH Income	\$ 63,284	\$ 79,656	\$ 78,850
Average HH Income	\$ 73,491	\$ 94,874	\$ 99,368

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	3,993	19,629	37,313
2010 Total Households	4,148	27,977	49,003
2025 Total Households	4,840	33,982	59,685
2030 Total Households	5,158	35,332	61,831
2025 Average Household Size	2.49	2.57	2.57
2025 Owner Occupied Housing	2,441	21,733	38,221
2030 Owner Occupied Housing	2,599	22,695	39,731
2025 Renter Occupied Housing	2,399	12,249	21,464
2030 Renter Occupied Housing	2,559	12,636	22,100
2025 Vacant Housing	260	1,575	3,369
2025 Total Housing	5,100	35,557	63,054



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ABOUT MOORE, OK

Moore, Oklahoma is a growing suburban community within the Oklahoma City Metropolitan Area, strategically located between Oklahoma City and Norman. The city benefits from strong regional connectivity via Interstate 35, providing direct access to major employment centers, higher education institutions, and Will Rogers World Airport.

Moore features a solid residential base, consistent population growth, and an established retail environment that supports service-oriented and neighborhood retail users. Continued residential development, infrastructure improvements, and commercial investment along key corridors such as Telephone Road and 19th Street reinforce Moore's position as a stable and desirable market for both tenants and investors.



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EXCLUSIVELY PRESENTED BY:

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PLEASE CONTACT THE PRIME CAPITAL REAL ESTATE GROUP LLC ADVISOR
FOR MORE DETAILS.**



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