

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$22 SF/yr (NNN)
NNN Rate:	\$6.00 SF/yr
Available SF:	1,200 SF
Lot Size:	2.84 Acres
Zoning:	C-3

PROPERTY OVERVIEW

Located with frontage to I-35 in Moore, OK, the area surrounding the property at Riverwalk Shops offers a dynamic mix of retail tenants. Neighboring tenants include Kohls, Buffalo Wild Wings, Integris, Dental Depot, and more. Situated in close proximity to major thoroughfares, this location provides convenient access for patrons from Moore, Norman, and Oklahoma City. With a thriving business community and a range of dining and retail options nearby, this area presents an ideal opportunity for businesses seeking a well-connected and engaging locale.

PROPERTY HIGHLIGHTS

- High Traffic Counts
- Ample Visibility
- Busy Retail Corridor
- Great Co-tenancy
- Large parking lot
- FF&E Negotiable
- 5 Months Free Rent

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ADEN STRUBLE

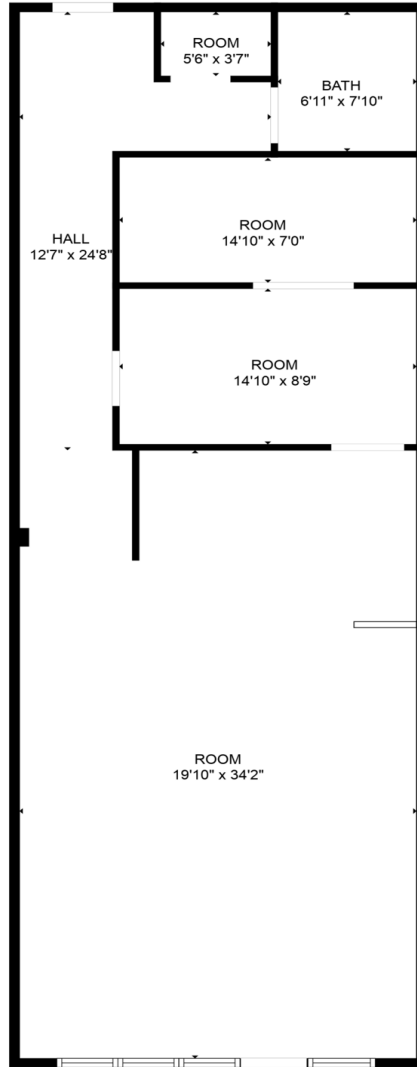
ADDITIONAL PHOTOS



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SITE PLAN

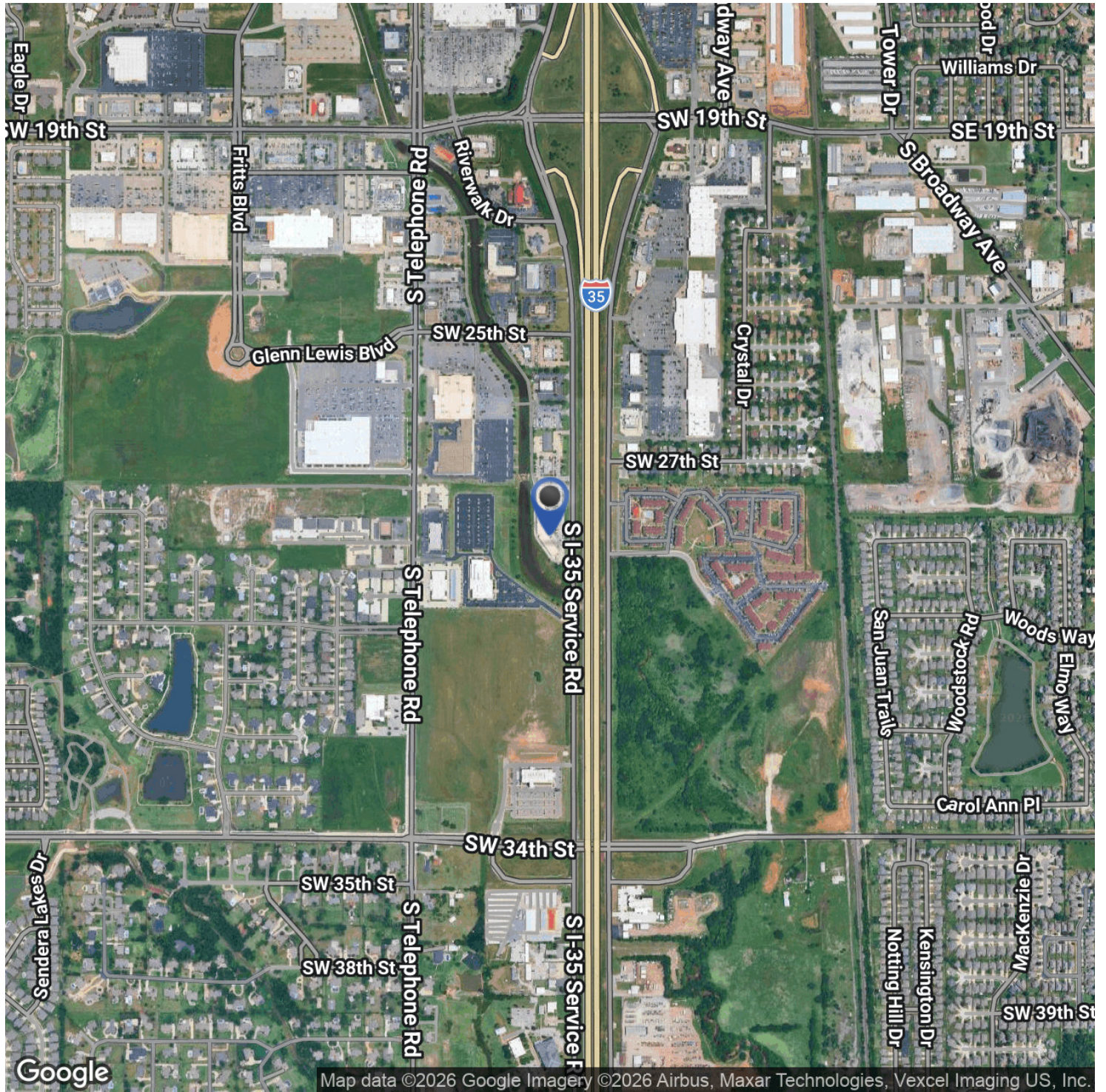


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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LOCATION MAP



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RETAILER MAP

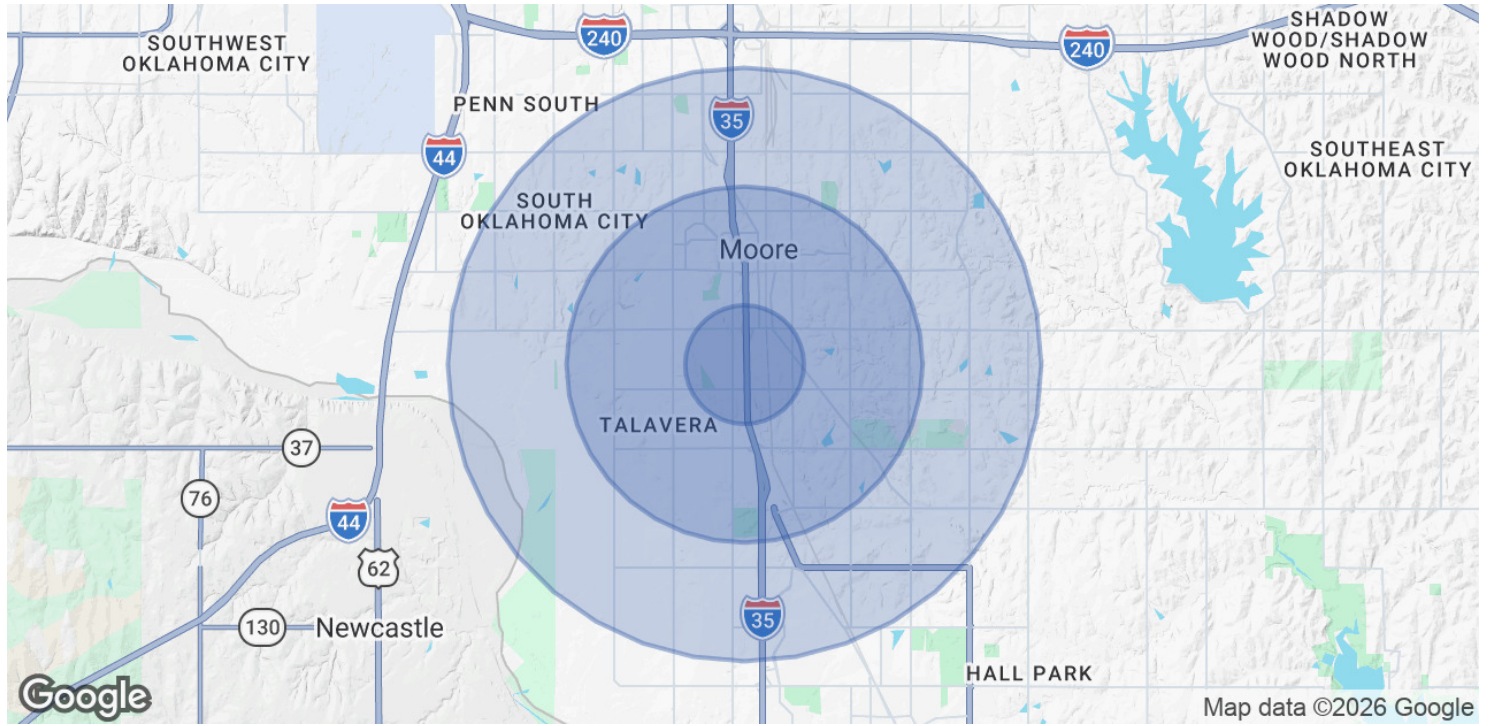


Map data
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,913	64,917	137,032
Average Age	35	37	39
Average Age (Male)	34	36	37
Average Age (Female)	36	38	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,845	24,450	52,544
# of Persons per HH	2.4	2.7	2.6
Average HH Income	\$95,560	\$90,674	\$95,375
Average House Value	\$272,919	\$237,862	\$262,140

Demographics data derived from AlphaMap

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