

RETAIL SPACE FOR LEASE

804 WEST INTERSTATE 240 SERVICE ROAD

Oklahoma City, OK 73139

ADEN STRUBLE
405.210.3910
aden@creekcre.com

AJ TOLBERT
630.843.1989
aj@creekcre.com

ETHAN SLAVIN
405.830.0252
ethan@creekcre.com

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Positioned along the highly visible west frontage of Interstate 240, this retail/service space at 804 W I-240 Service Road offers unmatched exposure to over 100,000 vehicles per day. The center features modern construction with glass storefronts, ample parking, and easy access from both I-240 and surrounding arterial roads. Its convenient location in south Oklahoma City's 73139 trade area provides strong demographics and steady customer traffic from nearby residential neighborhoods and established commercial activity. Ideal for retail, showroom, office, or service-based tenants seeking a high-visibility, high-traffic location with excellent signage opportunities.

PROPERTY HIGHLIGHTS

- Prime I-240 Frontage – Direct visibility to over 100,000 VPD
- High Exposure Location – Excellent signage and branding opportunities
- Modern Retail/Service Center – Glass storefronts with great curb appeal
- Ample Parking – Convenient surface parking for customers and staff
- Easy Access – Quick ingress/egress from I-240 and major arterial roads

OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Available SF:	840 - 2,800 SF
Building Size:	12,375 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,446	42,228	77,680
Total Population	10,820	112,483	211,566
Average HH Income	\$54,302	\$63,943	\$67,959

ADEN STRUBLE

405.210.3910
aden@creekcre.com

AJ TOLBERT

630.843.1989
aj@creekcre.com

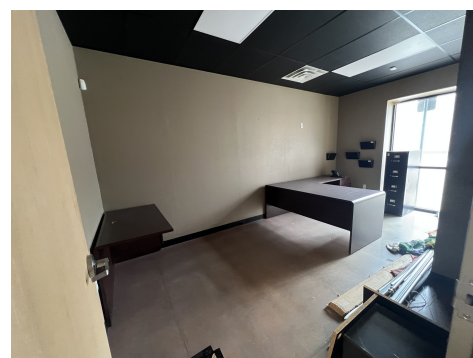
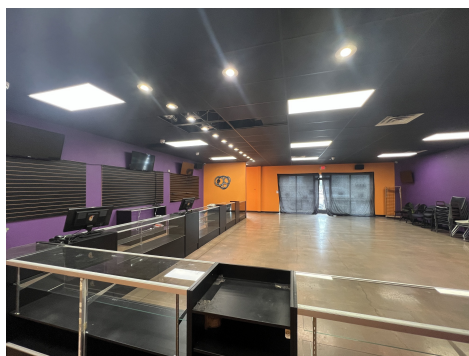
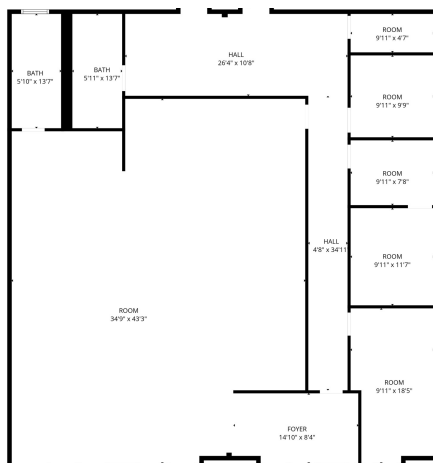
ETHAN SLAVIN

405.830.0252
ethan@creekcre.com

804 WEST INTERSTATE 240 SERVICE ROAD
804 WEST INTERSTATE 240 SERVICE ROAD | OKLAHOMA CITY, OK 73139



SUITE D - 2,800 SF

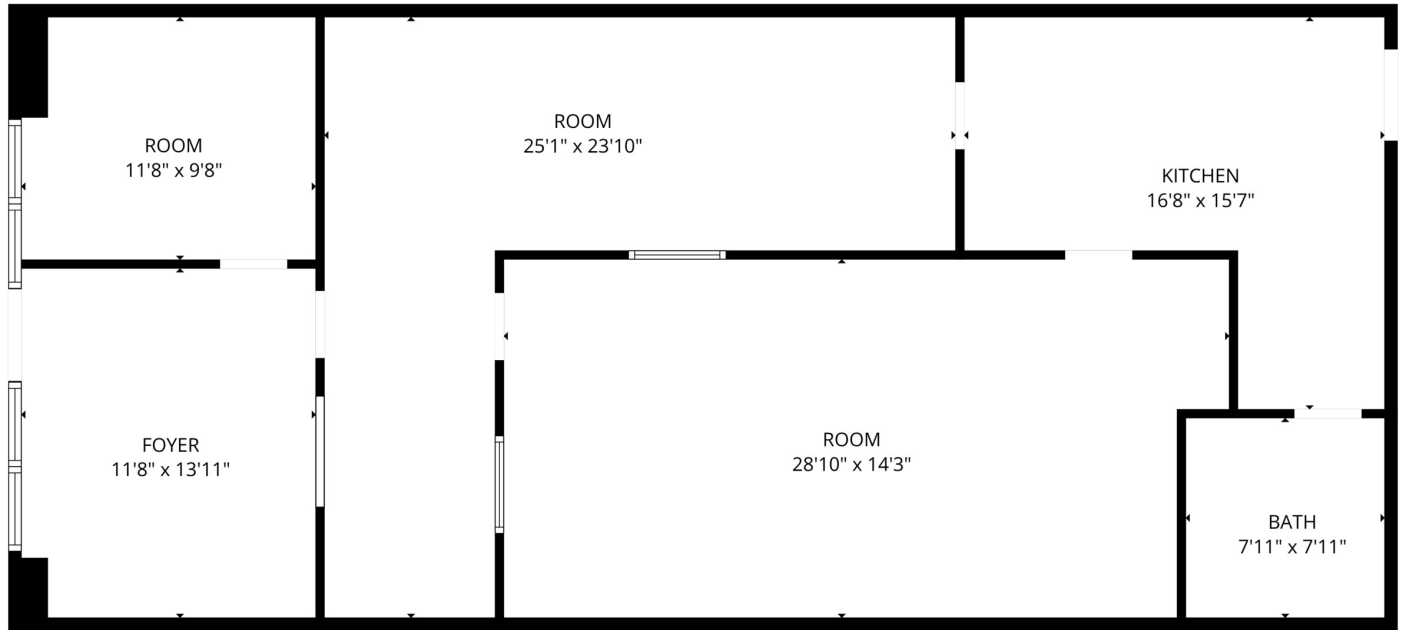


ADEN STRUBLE
405.210.3910
aden@creekcre.com

AJ TOLBERT
630.843.1989
aj@creekcre.com

ETHAN SLAVIN
405.830.0252
ethan@creekcre.com

SUITE E - 1,400 SF

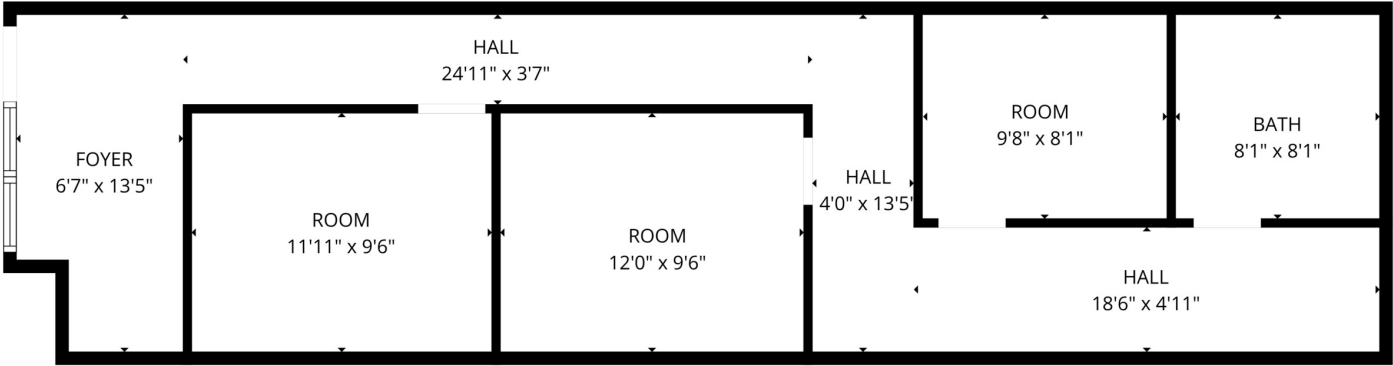


ADEN STRUBLE
405.210.3910
aden@creekcre.com

AJ TOLBERT
630.843.1989
aj@creekcre.com

ETHAN SLAVIN
405.830.0252
ethan@creekcre.com

SUITE C - 840 SF



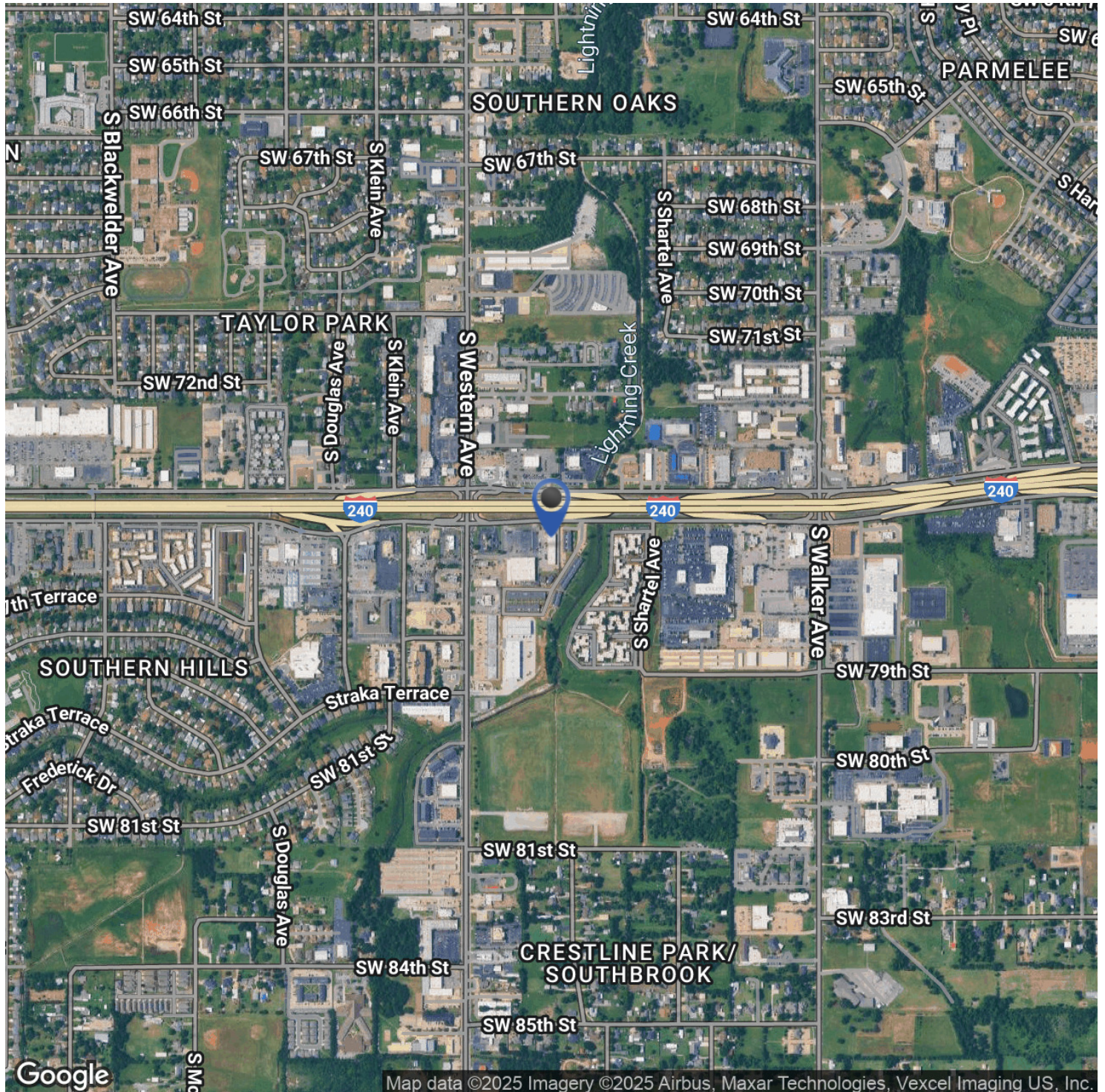
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

ADEN STRUBLE
405.210.3910
aden@creekcre.com

AJ TOLBERT
630.843.1989
aj@creekcre.com

ETHAN SLAVIN
405.830.0252
ethan@creekcre.com

LOCATION MAP

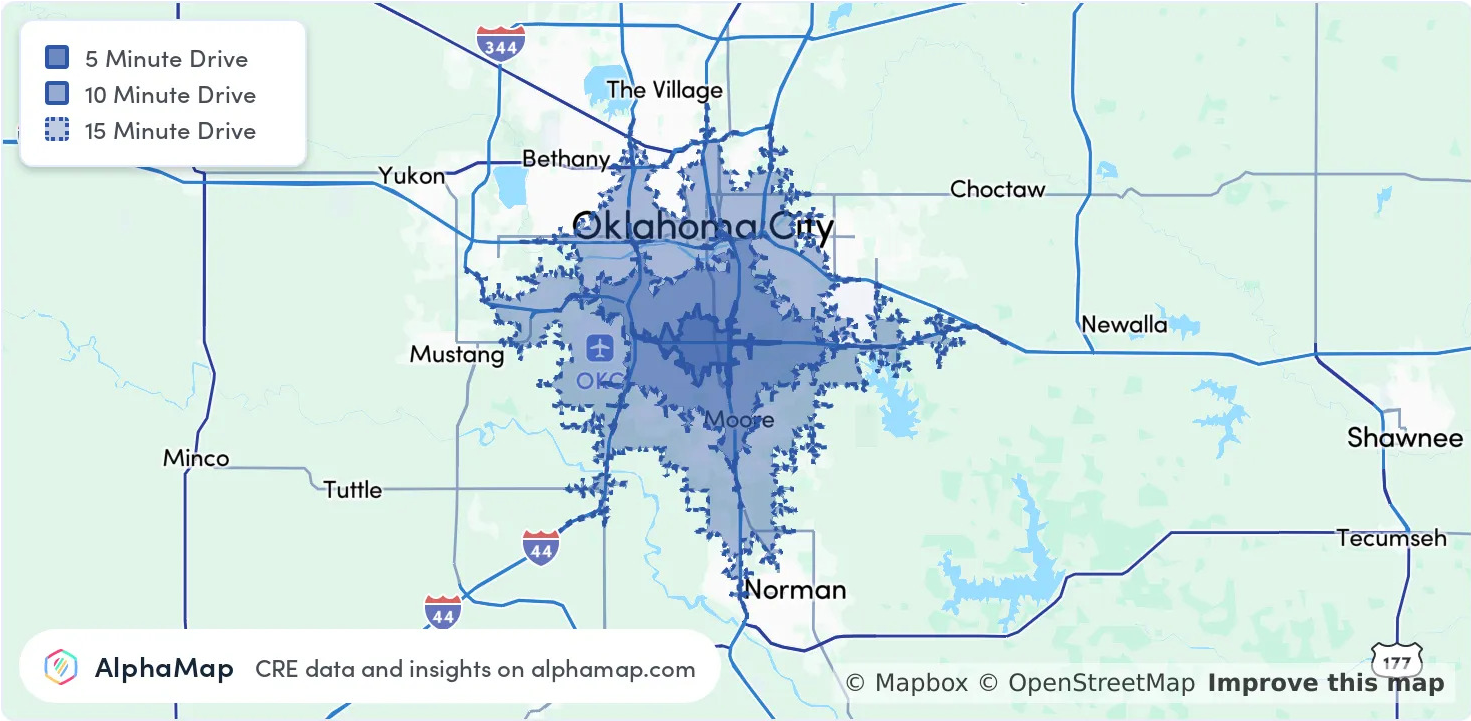


ADEN STRUBLE
405.210.3910
aden@creekcre.com

AJ TOLBERT
630.843.1989
aj@creekcre.com

ETHAN SLAVIN
405.830.0252
ethan@creekcre.com

AREA ANALYTICS



POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	29,432	192,883	381,285
Average Age	37	36	37
Average Age (Male)	36	35	36
Average Age (Female)	38	37	38

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	11,931	71,522	144,935
Persons per HH	2.5	2.7	2.6
Average HH Income	\$57,432	\$66,952	\$73,507
Average House Value	\$165,358	\$171,194	\$200,181
Per Capita Income	\$22,972	\$24,797	\$28,271

Map and demographics data derived from AlphaMap