

FOR LEASE



MOORE - BROADWAY RETAIL CENTER

1700 - 1704 SOUTH BROADWAY AVENUE,
MOORE, OK 73160



BANTA Property Group

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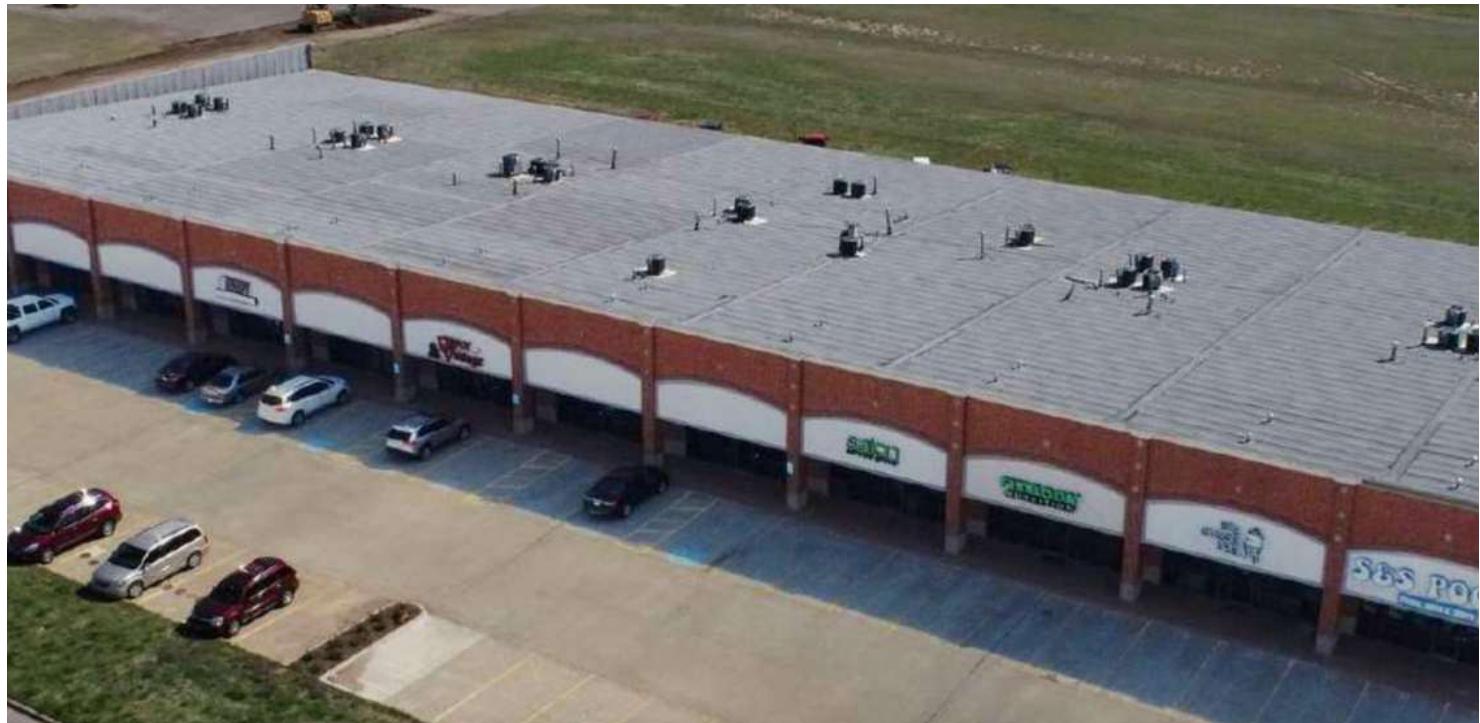
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OFFERING SUMMARY

| | |
|----------------|-------------------------------|
| Lease Rate: | \$15.50 SF/yr (\$3.01/SF NNN) |
| Building Size: | 42,120 SF |
| Available SF: | 1,500 - 3,898 SF |
| Lot Size: | 2.87 Acres |
| Year Built: | 2005 |

PROPERTY OVERVIEW

This well-maintained, professionally managed mixed-use office and retail shopping center offers a diverse tenant mix and excellent visibility along a high-traffic retail corridor. Multiple suites are available, some featuring convenient upstairs storage.

With large floor plate options, ample on-site parking, and affordable rental and NNN rates, this center provides an attractive opportunity for a wide variety of businesses. Its strong tenant synergy, accessible location, and professional management make it an ideal choice for retailers, service providers, and office users alike.

PROPERTY HIGHLIGHTS

- Property Highlights
- Mixed-use office and retail shopping center with a strong tenant mix
- Multiple suites available, some with upstairs storage
- Large square footage options with flexible layouts
- Ample on-site parking
- Affordable rental rates and NNN cost
- Located in a high-traffic, established retail corridor
- Well-maintained and professionally managed property

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ADDITIONAL PHOTOS

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LEASE INFORMATION

| | | | |
|--------------|------------------|-------------|---------------|
| Lease Type: | \$3.01/SF NNN | Lease Term: | Negotiable |
| Total Space: | 1,500 - 3,898 SF | Lease Rate: | \$15.50 SF/yr |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|----------------|-----------|-----------|---------------|---------------|--|
| 1700 - G | Available | 1,500 SF | \$3.01/SF NNN | \$15.50 SF/yr | <p>This versatile suite features a welcoming reception area, private restroom, and a flexible layout suitable for office or retail use. The main level includes a reception, three private offices, and support space, while the upstairs offers an open work area ideal for a conference room, collaborative workspace, or additional offices.</p> |
| 1704 Suite I-K | Available | 3,898 SF | \$3.01/SF NNN | \$15.50 SF/yr | <p>This versatile retail strip center space features soaring ceilings and an adaptable floor plan that can be divided to meet your business needs. The suite is equipped with restrooms and offers access to an upstairs open office/studio area, ideal for administration, training, or additional storage space.</p> <p>With its open design and functional layout, this property is an excellent fit for a wide variety of uses, including:</p> <ul style="list-style-type: none"> • Martial arts studio (previously used for this purpose) • Dance studio • Pickleball, aerial, or bungee fitness classes • CrossFit or traditional gym <p>Whether you're creating a dynamic fitness center, performance space, or innovative retail concept, this location provides the visibility, accessibility, and flexibility to make your vision a reality.</p> |

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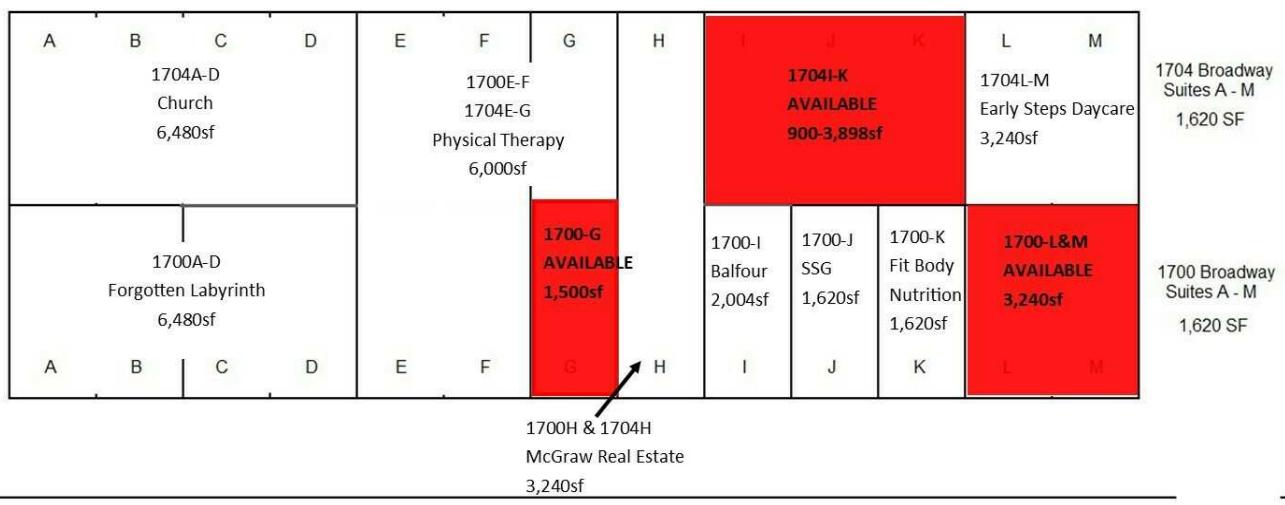
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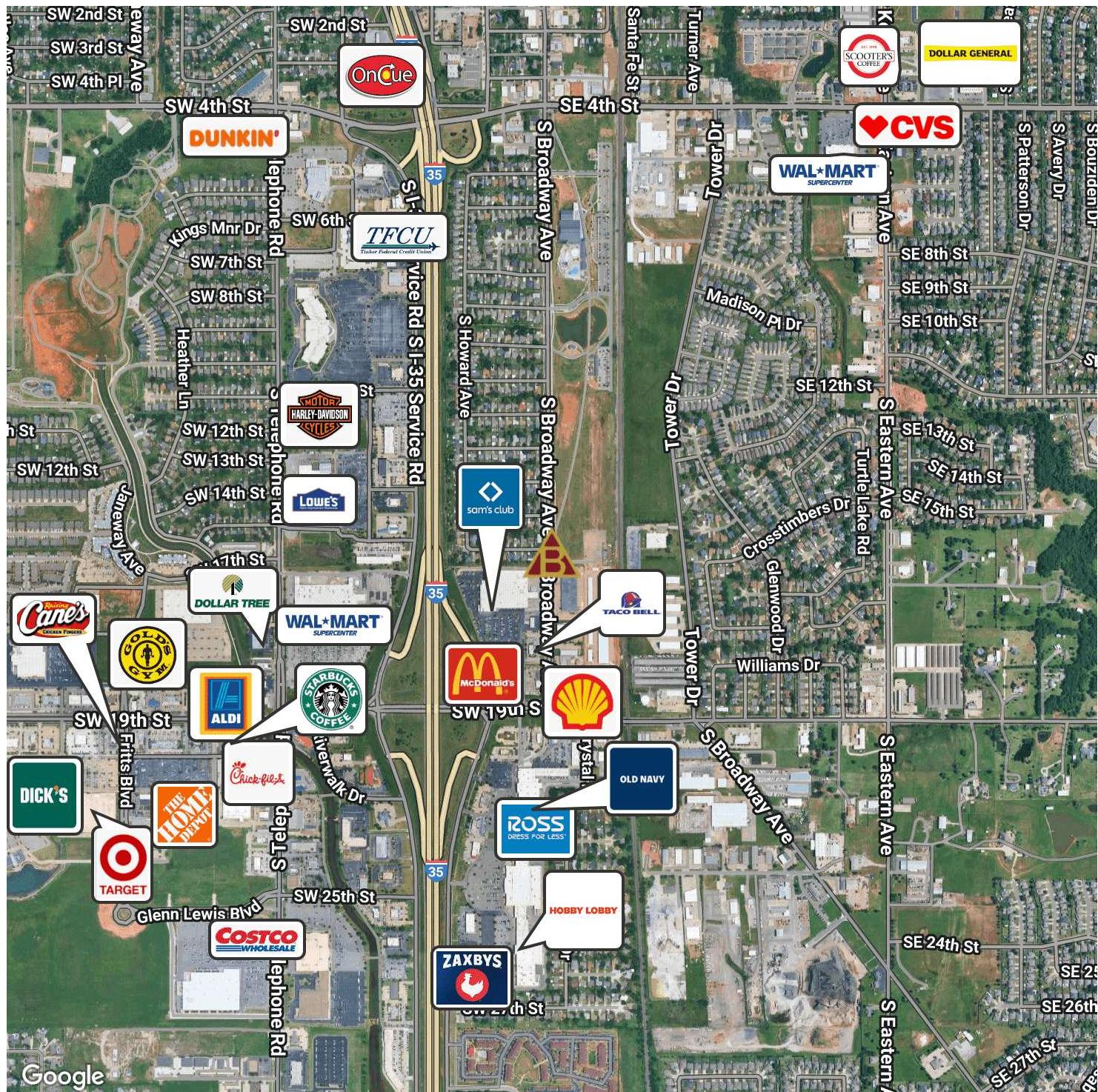
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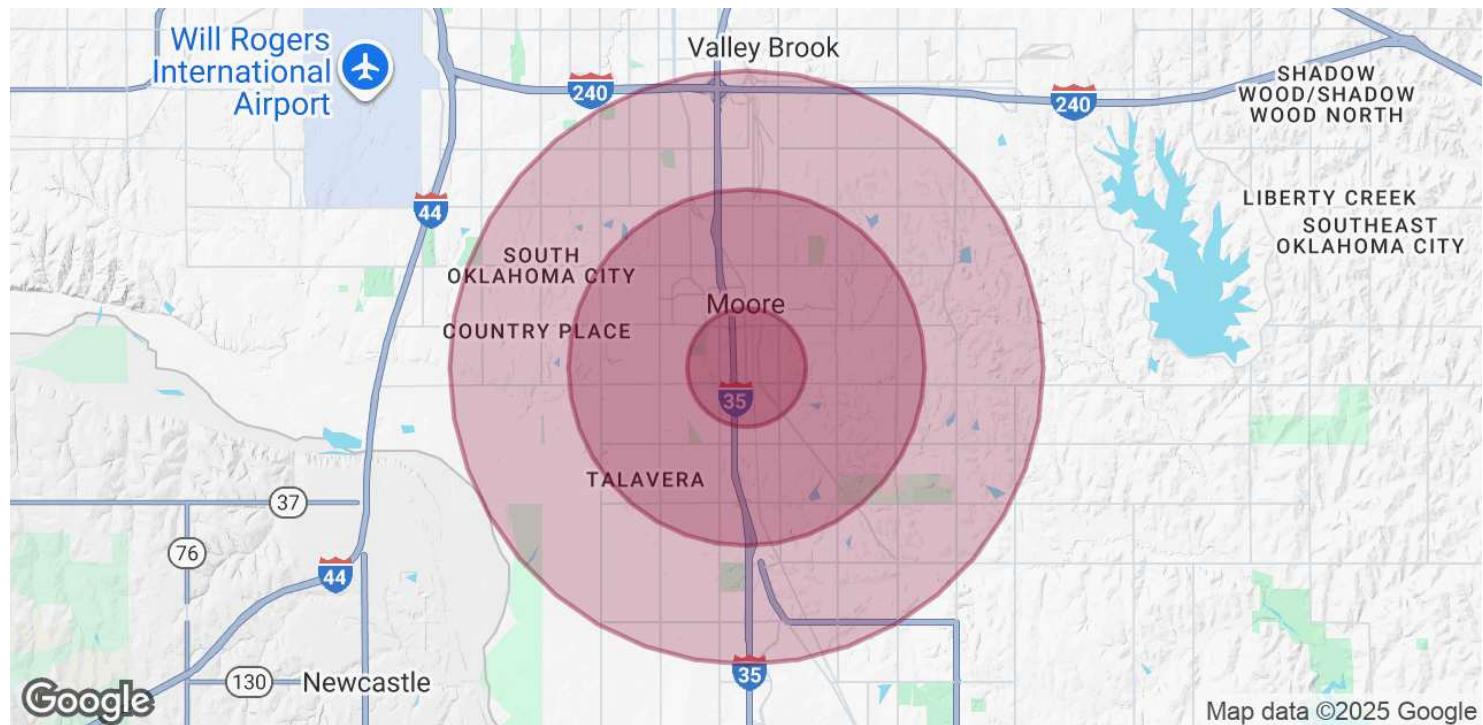
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 8,081 | 76,426 | 131,340 |
| Average Age | 36 | 37 | 38 |
| Average Age (Male) | 34 | 36 | 37 |
| Average Age (Female) | 37 | 38 | 39 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 3,215 | 28,865 | 50,089 |
| # of Persons per HH | 2.5 | 2.6 | 2.6 |
| Average HH Income | \$85,382 | \$88,767 | \$94,891 |
| Average House Value | \$197,006 | \$231,330 | \$256,470 |

Demographics data derived from AlphaMap

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