



Property Description

A 31,269 square foot neighborhood shopping center with mixed-use tenancy. Built in 1988 this one-story, flat roofed building is constructed of masonry, with glass retail fronts. The available 31,269 square feet is currently built out with classrooms and administrative offices, with wood trim, commercial tile and carpet throughout. Concentra Medical Center anchors Crossroads Shopping Center on the north.

Property Highlights

- OFFICE OR RETAIL SPACE FOR LEASE
- Suite 7102 - 6,055 SF
- Suite 7104 - 25,214 SF
- High Traffic Counts
- Great Visibility
- Interstate Access

Offering Summary

Lease Rate:	\$10 SF/yr (NNN)
Available SF:	6,055 - 25,214 SF
Building Size:	31,269 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	1,375	80,742	196,515
Total Population	3,949	219,237	507,862
Average HH Income	\$36,899	\$48,654	\$51,591

RICK PRITCHETT, CCIM

405.605.0831

rick@precorrealty.com



PRECOR
REALTY ADVISORS

PRECOR REALTY ADVISORS, INC | 825 N. BROADWAY, SUITE 300, OKLAHOMA CITY, OK 73102 | 405.605.0825 | PRECORREALTY.COM

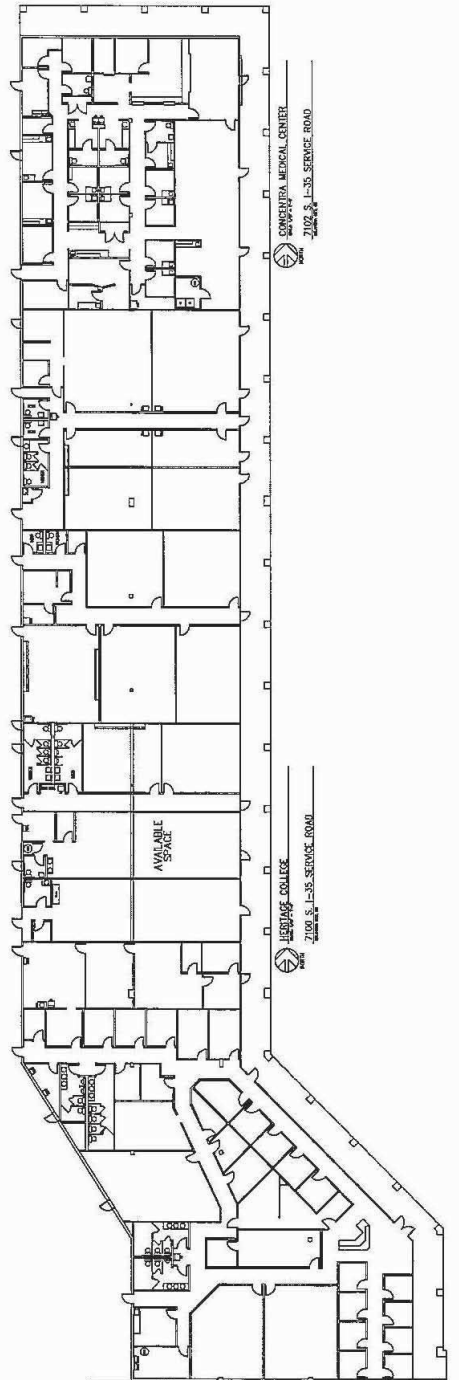
The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, PrecorRuffin, LLC has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy.

For Lease

7100 S. I-35 SERVICE ROAD

CROSSROADS SHOPPING CENTER

Floor Plan



RICK PRITCHETT, CCIM

405.605.0831

rick@precorreality.com



PRECOR
REALTY ADVISORS

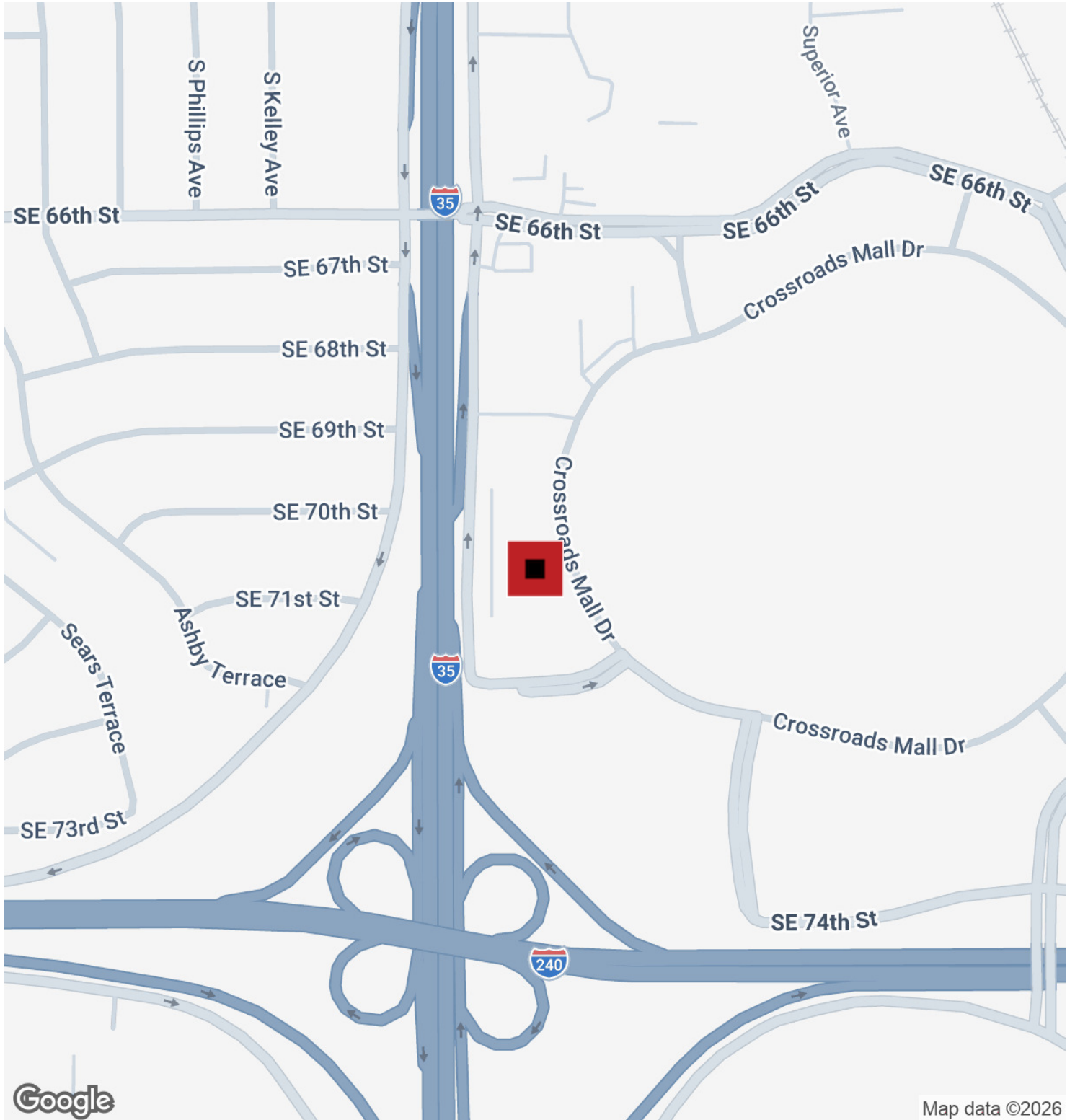
PRECOR REALTY ADVISORS, INC | 825 N. BROADWAY, SUITE 300, OKLAHOMA CITY, OK 73102 | 405.605.0825 | PRECORREALTY.COM

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, PrecorRuffin, LLC has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy.

For Lease

7100 S. I-35 SERVICE ROAD

CROSSROADS SHOPPING CENTER



RICK PRITCHETT, CCIM

405.605.0831

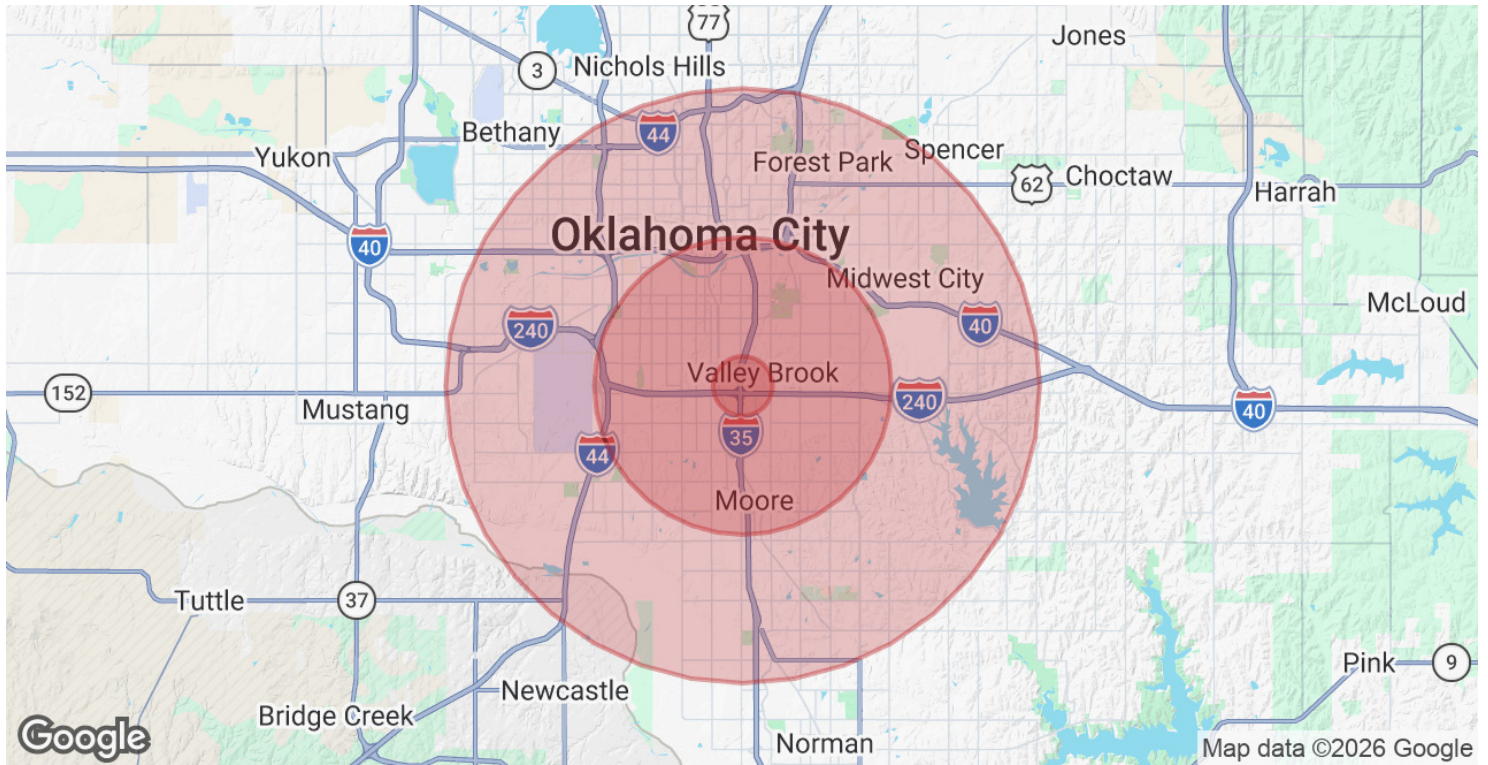
rick@precorrealty.com



PRECOR
REALTY ADVISORS

PRECOR REALTY ADVISORS, INC | 825 N. BROADWAY, SUITE 300, OKLAHOMA CITY, OK 73102 | 405.605.0825 | PRECORREALTY.COM

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, PrecorRuffin, LLC has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy.



Population

	1 Mile	5 Miles	10 Miles
Total Population	3,949	219,237	507,862
Average Age	35.4	32.1	33.3
Average Age (Male)	34.5	31.2	32.5
Average Age (Female)	36.3	33.2	34.1

Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	1,375	80,742	196,515
# of Persons per HH	2.9	2.7	2.6
Average HH Income	\$36,899	\$48,654	\$51,591
Average House Value	\$44,084	\$110,016	\$125,436

2020 American Community Survey (ACS)

RICK PRITCHETT, CCIM

405.605.0831

rick@precorrealty.com



PRECOR
REALTY ADVISORS

PRECOR REALTY ADVISORS, INC | 825 N. BROADWAY, SUITE 300, OKLAHOMA CITY, OK 73102 | 405.605.0825 | PRECORREALTY.COM

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, PrecorRuffin, LLC has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy.



It turns out, you don't have Area Analytics enabled!

(be sure to toggle "**Display area analytics on this listing?**" to "**ON**" in the **Area Analytics Tab**)

RICK PRITCHETT, CCIM

405.605.0831

rick@precorrealty.com



PRECOR
REALTY ADVISORS

PRECOR REALTY ADVISORS, INC | 825 N. BROADWAY, SUITE 300, OKLAHOMA CITY, OK 73102 | 405.605.0825 | PRECORREALTY.COM

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, PrecorRuffin, LLC has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy.