

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$13.50 SF/yr (NNN)
NNN Rate:	\$3.00 SF/yr
Building Size:	36,100 SF
Available SF:	1,000 - 4,000 SF
Lot Size:	2.92 Acres
Year Built:	1985
Zoning:	Commercial

### PROPERTY OVERVIEW

Located just off of I-40 on Meridian Ave, this shopping center features highly visibility as well as easy accessibility to all of Oklahoma City. It's close proximity to the airport makes for a heavily trafficked area. The surrounding businesses include hotels, restaurants, and national credit retail.

### PROPERTY HIGHLIGHTS

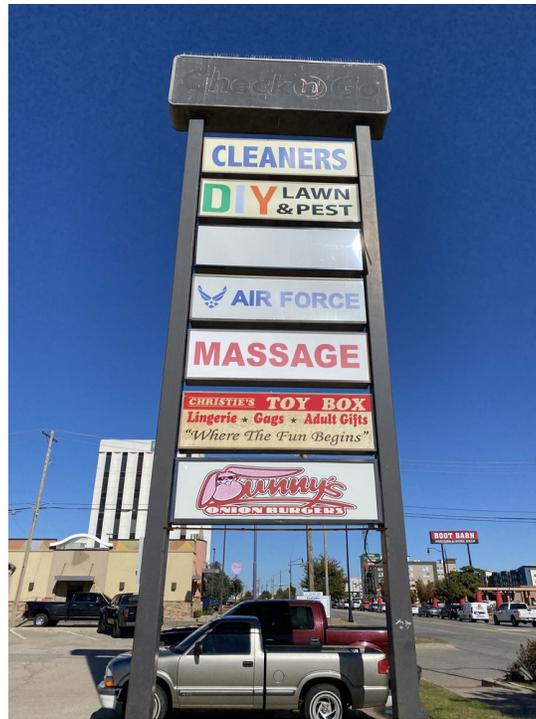
- Busy Corridor
- Multiple Signage Opportunities
- Just South of I-40
- Great Accessibility
- Ample Parking

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## ADDITIONAL PHOTOS



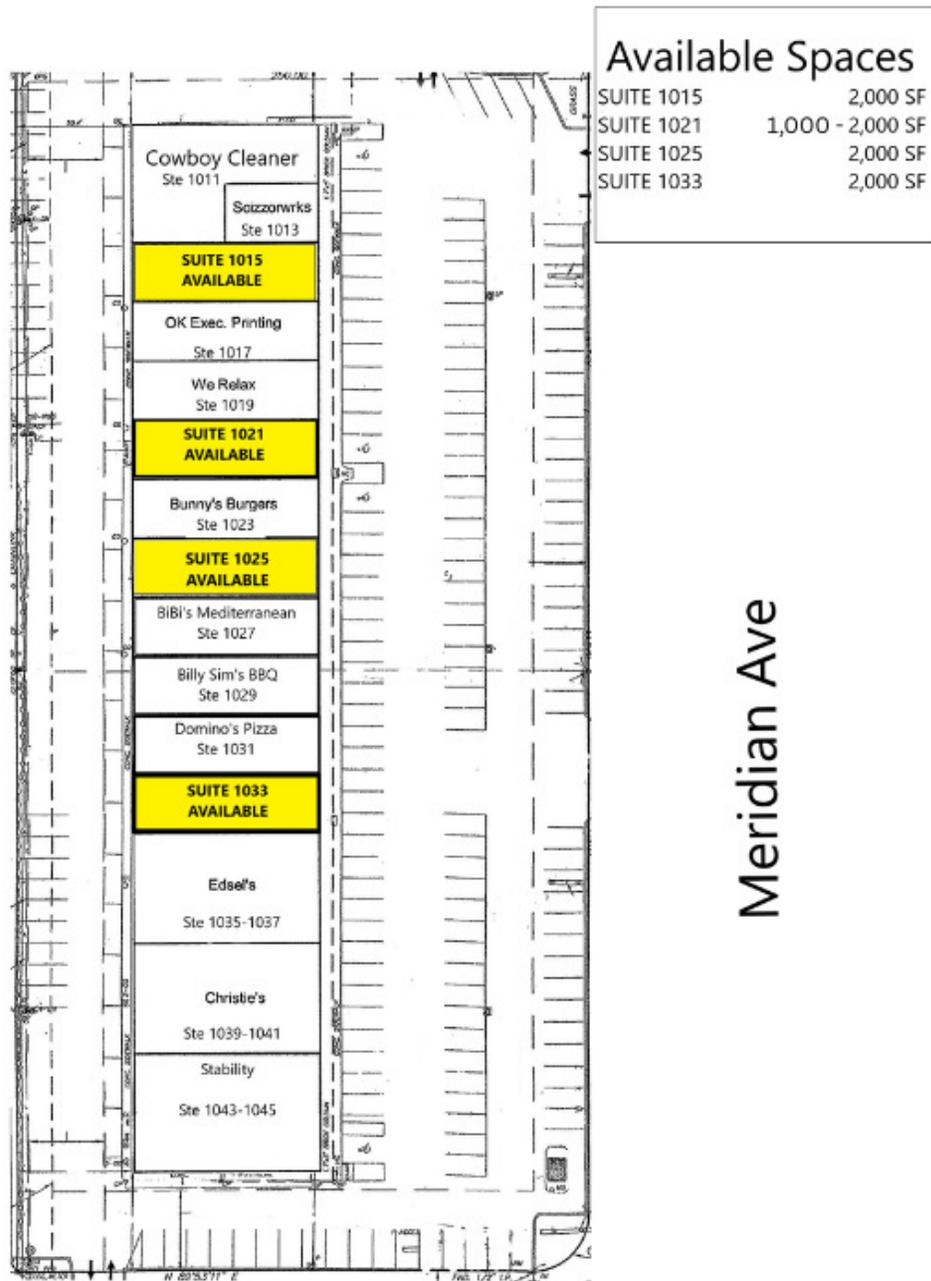
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## SITE PLANS

# South Meridian Plaza



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## LOCATION MAP



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## RETAILER MAP

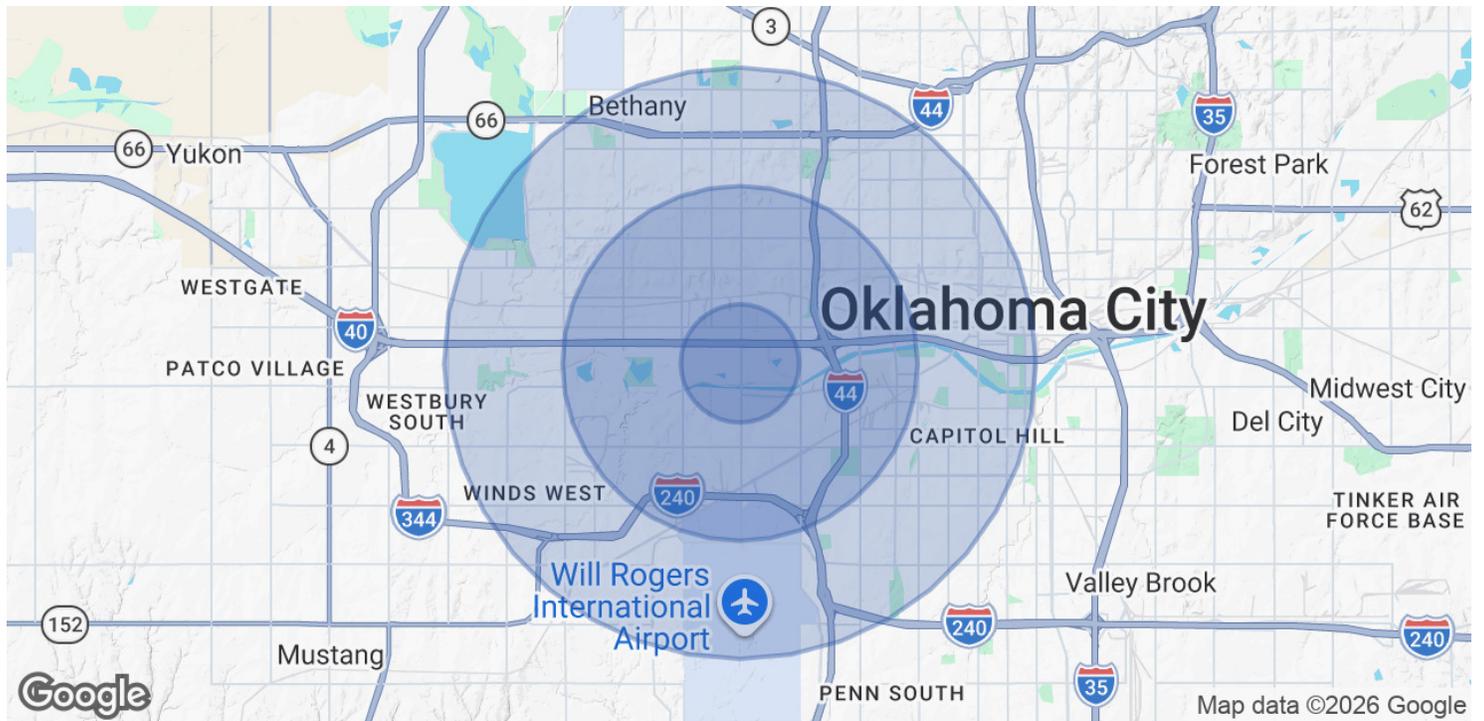


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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,262	53,636	197,245
Average age	34.9	32.1	32.5
Average age (Male)	28.0	30.2	31.7
Average age (Female)	44.3	34.1	33.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	648	22,954	82,823
# of persons per HH	1.9	2.3	2.4
Average HH income	\$55,878	\$42,208	\$49,216
Average house value	\$55,695	\$85,544	\$114,595

\* Demographic data derived from 2020 ACS - US Census

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