

EXECUTIVE SUMMARY



OFFERING SUMMARY

|                |                     |
|----------------|---------------------|
| Lease Rate:    | \$13.50 SF/yr (NNN) |
| NNN Rate:      | \$2.34 SF/yr        |
| Building Size: | 36,100 SF           |
| Available SF:  | 2,000 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

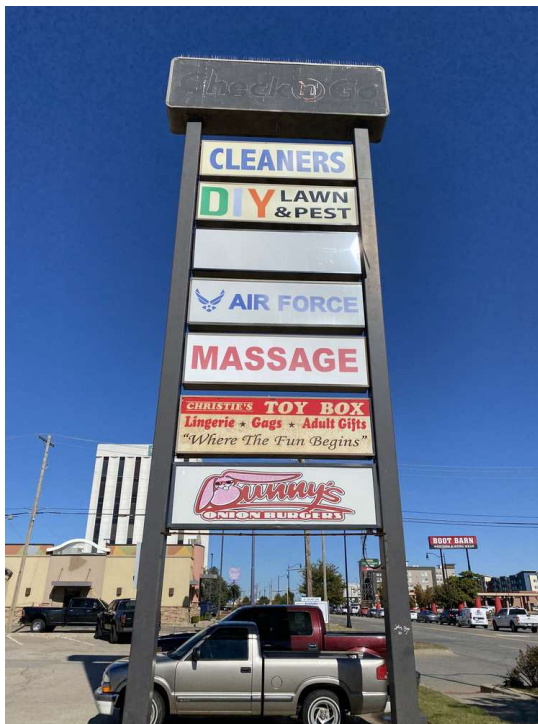
- Busy Corridor
- Multiple Signage Opportunities
- Just South of I-40
- Great Accessibility
- Ample Parking

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## ADDITIONAL PHOTOS



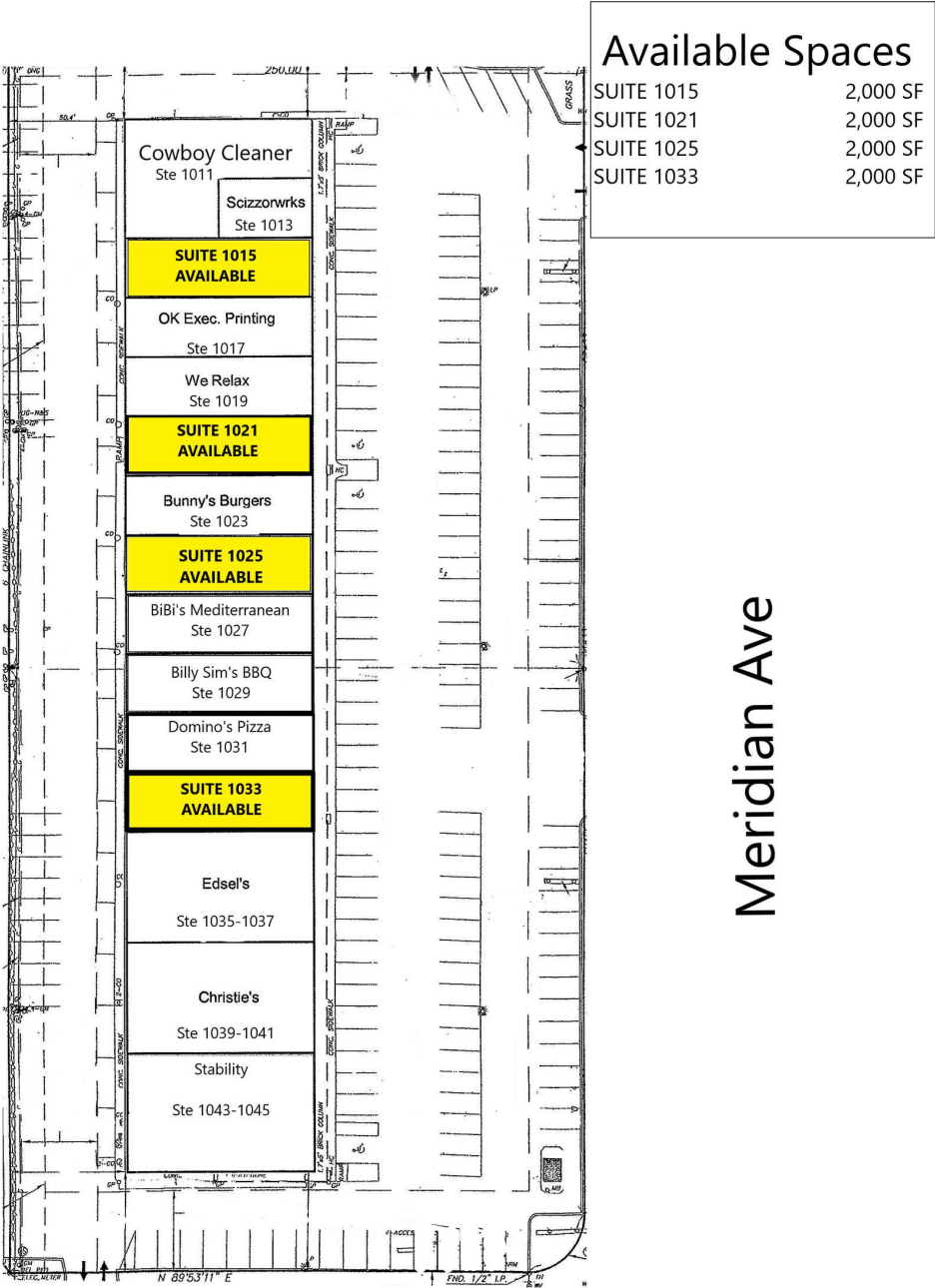
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SITE PLANS

South Meridian Plaza

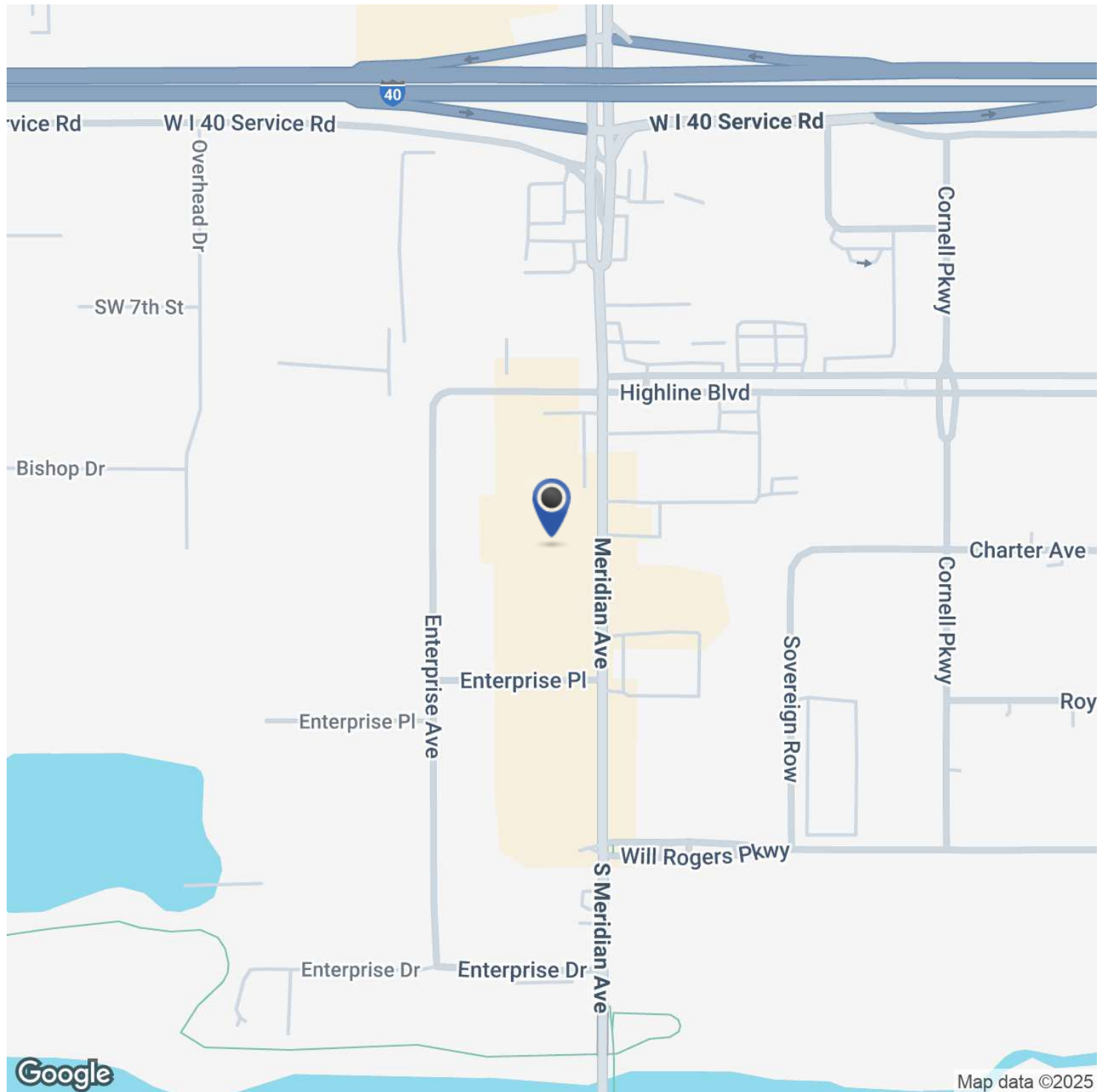


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## LOCATION MAP



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## RETAILER MAP

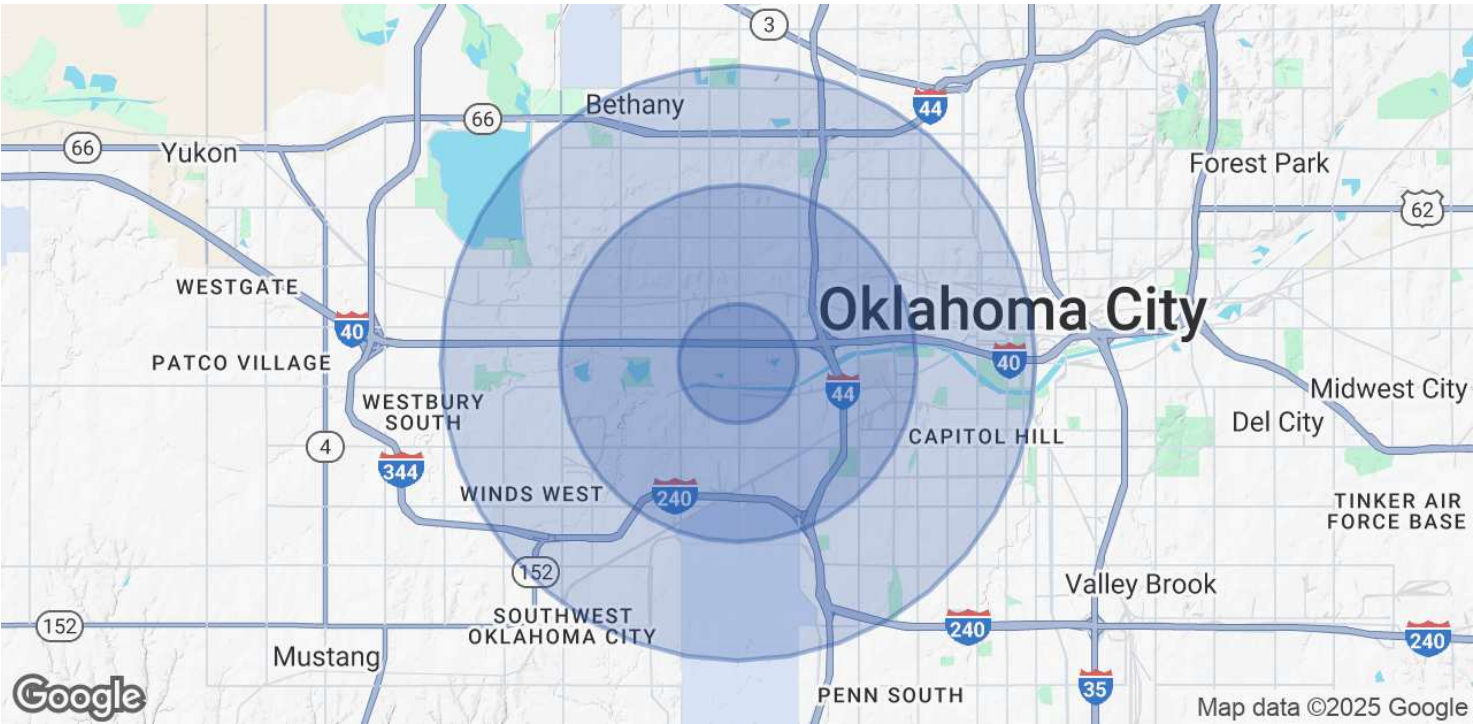


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DEMOGRAPHICS MAP & REPORT



| 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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