

HIGHLY VISIBLE PAD SITE FOR LEASE

9027 EAST 71ST STREET - WOODLAND HILLS MALL AREA

PROPERTY OVERVIEW

- 34,351 SF Pad Site | First Time to Market
- Lease Rate: \$110,000 + NNN
- Adjacent to Ashley HomeStore's highest traffic location in the Southwest
- Located in Oklahoma's strongest retail area near Woodland Hills Mall
- New 71st Street Corridor Zoning promotes development, investment and flexibility
- Three driveways to/from 71st Street and ample parking for guests and employees
- New Scheel's at Woodland Hills expected to generate \$100 million in annual sales
- Strong Traffic Counts: 38,507 VPD ('23)



LOCATION OVERVIEW



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CONCEPTUAL SITE PLAN



SITE DEMOGRAPHICS

POPULATION & INCOME

1 MILE

3 MILE

5 MILE

Total Population

14,771

87,520

242,901

Average Age

39

40

39

Total Households

7,043

37,262

99,449

Median Household Income

\$50,103

\$63,819

\$64,623

Average Household Size

2.00

2.30

2.40

Median Home Value

\$176,192

\$215,046

\$213,100