

# PAD SITES FOR LEASE

THE SHEPHERD CENTER - 2401 NW 23RD STREET, OKLAHOMA CITY, OK 73107



30,000 SF  
AVAILABLE

30,000 SF  
AVAILABLE

30,000 SF  
AVAILABLE

Villa Avenue

NW 23rd Street  
19,800 VPD (21)

**HORIZON**  
COMMERCIAL REAL ESTATE

Lacey Curry  
Broker

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Horizoncreek.com



# PROPERTY INFORMATION

## PAD SITES FOR LEASE!

PROPERTY TYPE	RETAIL
SPACE SIZE	30,000 SF (x3)
ZONING	C-3
VPD	19,800+ (2021)



Three Retail Pad Sites For Lease!



These Three 0.689-Acre Pad Sites are Located on the South Side of The Shepherd Center, Which is Undergoing Revitalization Efforts to Transform the Property into a High-Traffic Retail Strip Center.



Nearby Tenants include Walmart, KFC, 7/11, Canes, VASA Fitness, Jimmy Johns, Dutch Bro's Coffee & More!



The Site is zoned C3 and ideal for both national and local tenants, including retailers, restaurants, recreational facilities, entertainment venues, and more.



Strategically located in the heart of Oklahoma City, near prestigious Oklahoma City University, minutes from major thoroughfares, Downtown OKC and the desirable Plaza District and Paseo Districts.



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# AREA MAP

**PAD SITES**

**23rd Street**

