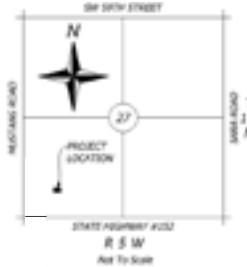


MUSTANG TRADE CENTER

317 N TRADE CENTER TERRACE



SITE PLAN



MUSTANG TRADE CENTER

Carla Richardson
(405) 301-7332
CarlaR@rockcapitalok.com

Matthew Hodge
(405) 388-8867
MHodge@rockcapitalok.com

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PROPERTY OVERVIEW

Mustang Trade Center is a newly constructed retail and flex space located in the heart of Mustang. The space offers tenants the opportunity to capitalize on high traffic counts, a rapidly growing population, while utilizing 12 ft. glass garage doors, 16-18' ceiling heights.



DETAILS

Shopping Center (Built in 2018)	15,750 SF
Max Contiguous	7,650 SF
Min. Contiguous	1,350 SF
Lease Rate	Negotiable
Cam, Taxes, Insurance (est.)	\$3.50/SF

HIGHLIGHTS

- Direct to landlord leasing
- High Traffic Counts
- Rapid Growth: within 5 mile radius, population is estimated to grow an additional 19% over the next 5 years (CoStar).
- Household income in excess of \$80,000 within 5 miles.

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DEMOCRAPHICS

POPULATION	2 MILE	5 MILE	10 MILE
2022 Total Population	20,207	66,583	258,586
2027 Population (est)	24,229	79,367	287,690
Annual Population Growth '22-'27	4.0%	3.8%	

HOUSEHOLD	2 MILE	5 MILE	10 MILE
2022 Total Households	7,322	23,763	95,259
Household Income	\$85,408	\$93,114	\$77,508
Total Consumer Spending	\$244M	\$835M	\$2.9B

Data from Costar.com



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STATE HWY 152

23,600 VPD

MUSTANG ROAD

22,939 VPD

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