

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Take advantage of this high-traffic retail center located directly off a busy highway exit—offering exceptional visibility, accessibility, and convenience for a variety of uses. With a steady stream of customers drawn in by the on-site gas station, this center is ideal for retail, service, or healthcare tenants looking to capture daily commuter and neighborhood traffic.

Now Available:

Turnkey Medical Suite: Fully built-out and ready for occupancy. Ideal for urgent care, specialty clinics, or general practice.

Additional Retail Spaces: Flexible suite sizes available to accommodate retailers, salons, restaurants, or professional services.

OFFERING SUMMARY

Lease Rate:	\$14.00 - 16.00 SF/yr (NNN)
Available SF:	1,200 - 3,000 SF
Building Size:	15,431 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,978	24,164	84,630
Total Population	6,027	67,011	222,576
Average HH Income	\$54,913	\$54,031	\$61,587

PROPERTY HIGHLIGHTS

- Strategic location with immediate highway access
- Excellent visibility and signage opportunities
- Ample parking for customers and staff
- Steady traffic from both commuters and nearby residents

ADEN STRUBLE

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I-35 PIT STOP

1317 SOUTHEAST 44TH STREET | OKLAHOMA CITY, OK 73129



ADDITIONAL PHOTOS



ADEN STRUBLE

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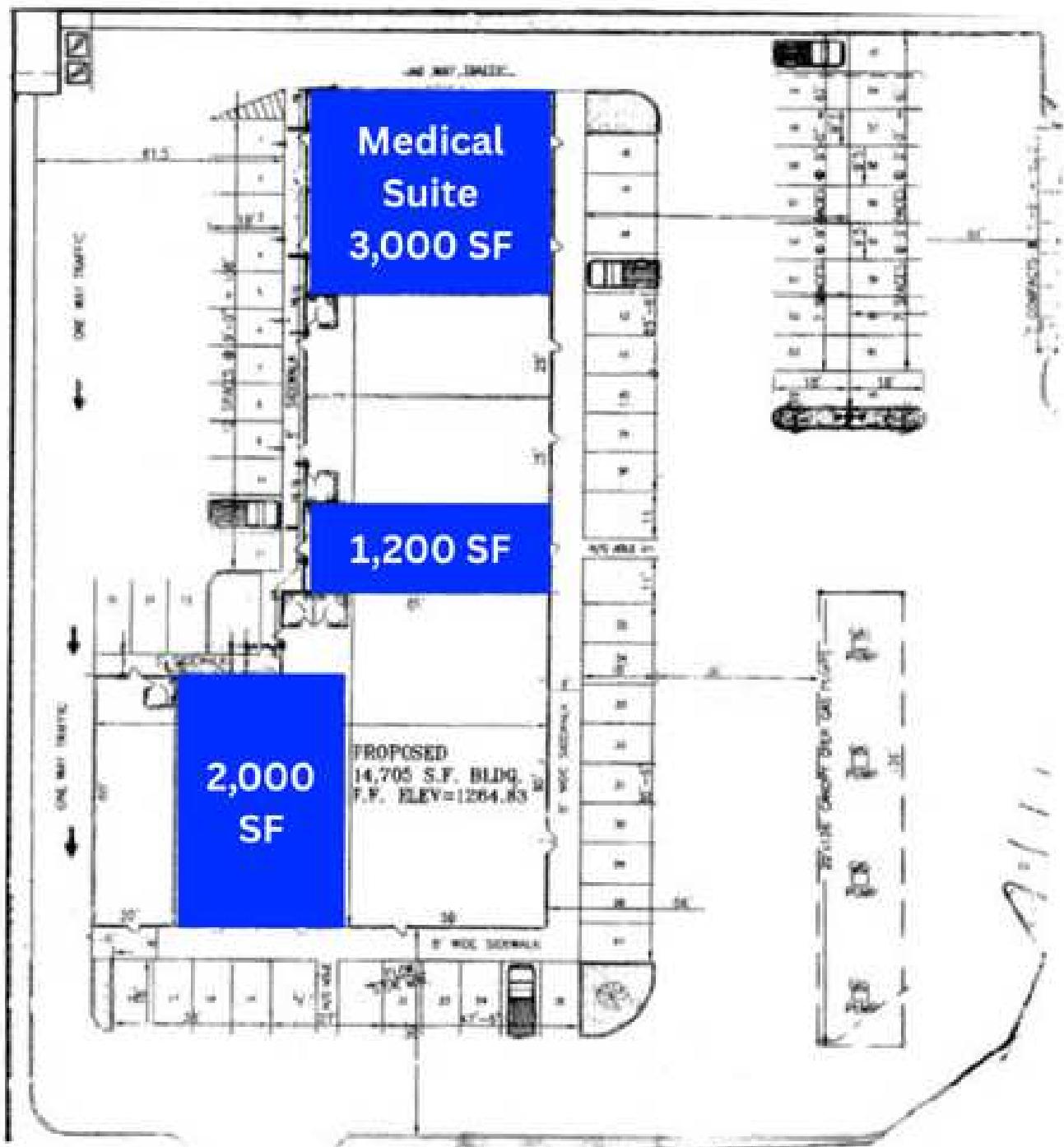
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SITE PLANS



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LOCATION MAP



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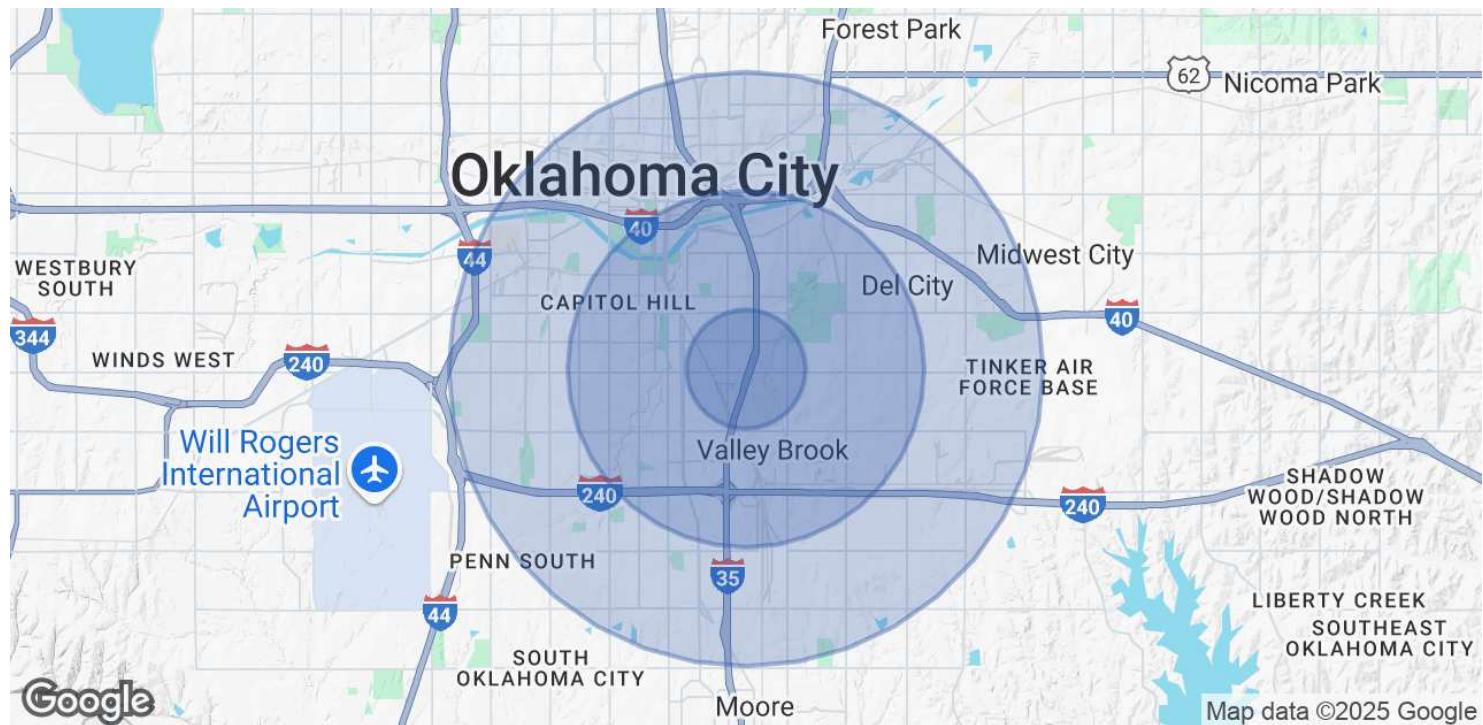
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,027	67,011	222,576
Average Age	34	35	36
Average Age (Male)	34	35	35
Average Age (Female)	34	36	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,978	24,164	84,630
# of Persons per HH	3	2.8	2.6
Average HH Income	\$54,913	\$54,031	\$61,587
Average House Value	\$133,582	\$135,114	\$168,274

Demographics data derived from AlphaMap

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