

FOR LEASE

WOODWARD
PLAZA

3305 E. 1ST, WOODWARD, OK 73801



BANTA
Property Group

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OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Building Size:	21,000 SF
Available SF:	7,990 SF
Lot Size:	2 Acres
Year Built:	2002
Zoning:	C2

PROPERTY OVERVIEW

Prime Retail Space for Lease – 7,990 sq. ft. in High-Traffic Retail Center

3305 E. 1st Street, Woodward, OK 73081

- **Location:** Situated just off US Highway 270, this retail center offers unmatched visibility and direct access to a major commercial corridor, ensuring high traffic and exposure.
- **Size:** 21,000 square feet of versatile retail space, ideal for a range of businesses from national chains to local ventures.
- **Anchored by National Tenants:** The center is home to established brands such as Metro T-Mobile, CATO, and Hibbett, along with two successful local retailers, driving consistent foot traffic.
- **Opportunity:** With a strong tenant mix and a prime location, this is an exceptional opportunity for a tenant seeking a high-traffic retail space in a growing area.
- **High Visibility & Easy Access:** Located in a prime area with convenient access to highways and surrounding neighborhoods, making it an ideal spot for businesses looking to attract a wide range of customers.
- **Ample Parking:** Plenty of parking space available for both tenants and customers, enhancing the overall convenience and accessibility of the center.

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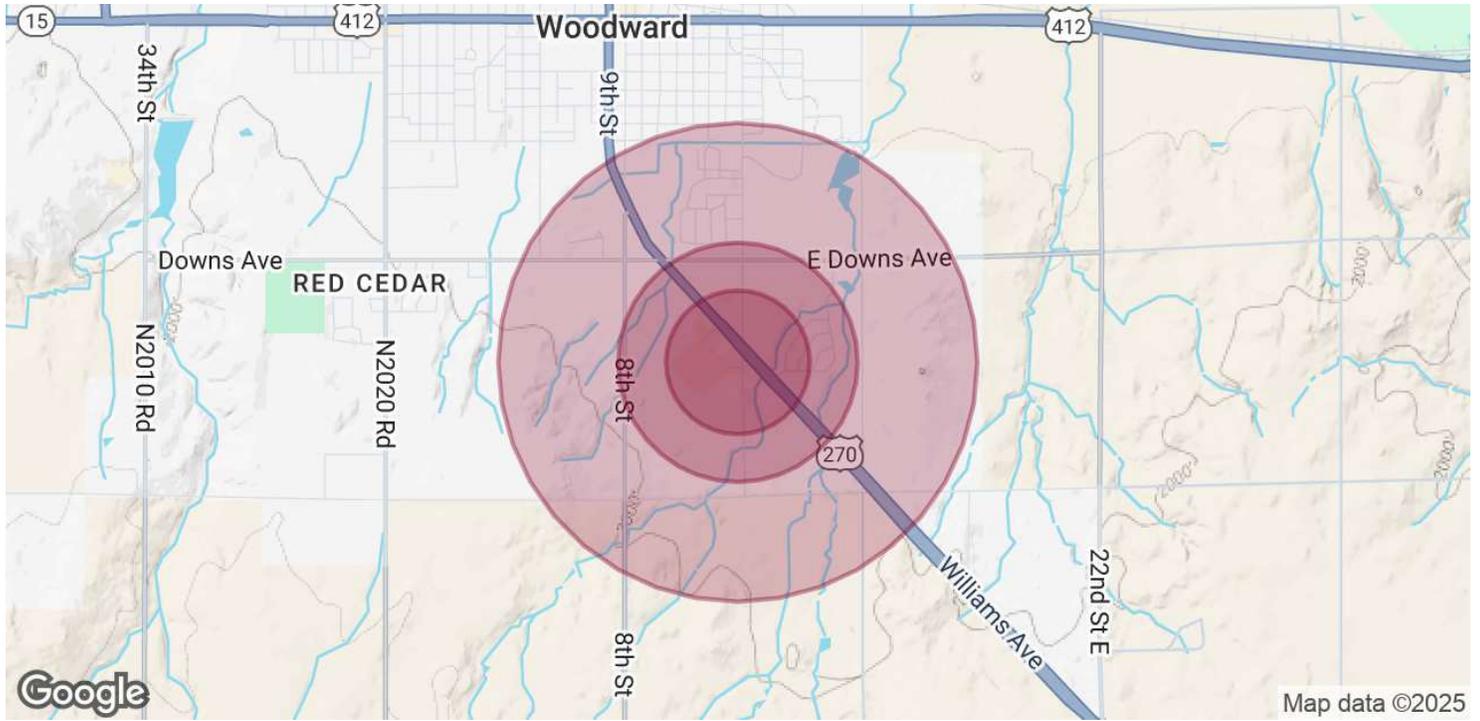
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	122	641	2,062
Average Age	41	41	40
Average Age (Male)	40	40	39
Average Age (Female)	42	42	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	48	257	846
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$113,569	\$109,884	\$93,312
Average House Value	\$286,062	\$257,989	\$220,182

Demographics data derived from AlphaMap