

EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|----------------|------------------|
| Lease Rate: | \$20.00 psf |
| NNN: | \$5.00 psf |
| Building Size: | 22,450 SF |
| Available SF: | 1,400 & 1,750 SF |
| Year Built: | 2013 |

PROPERTY OVERVIEW

Ideally situated along Milt Phillips Road, this center is home to Dollar Tree, PetSense, Hibbett Sports, SuperCuts, and many more national tenants. This center offers excellent visibility in a highly trafficked corridor of Seminole. The end cap suite with drive thru positions itself well for a variety of uses.

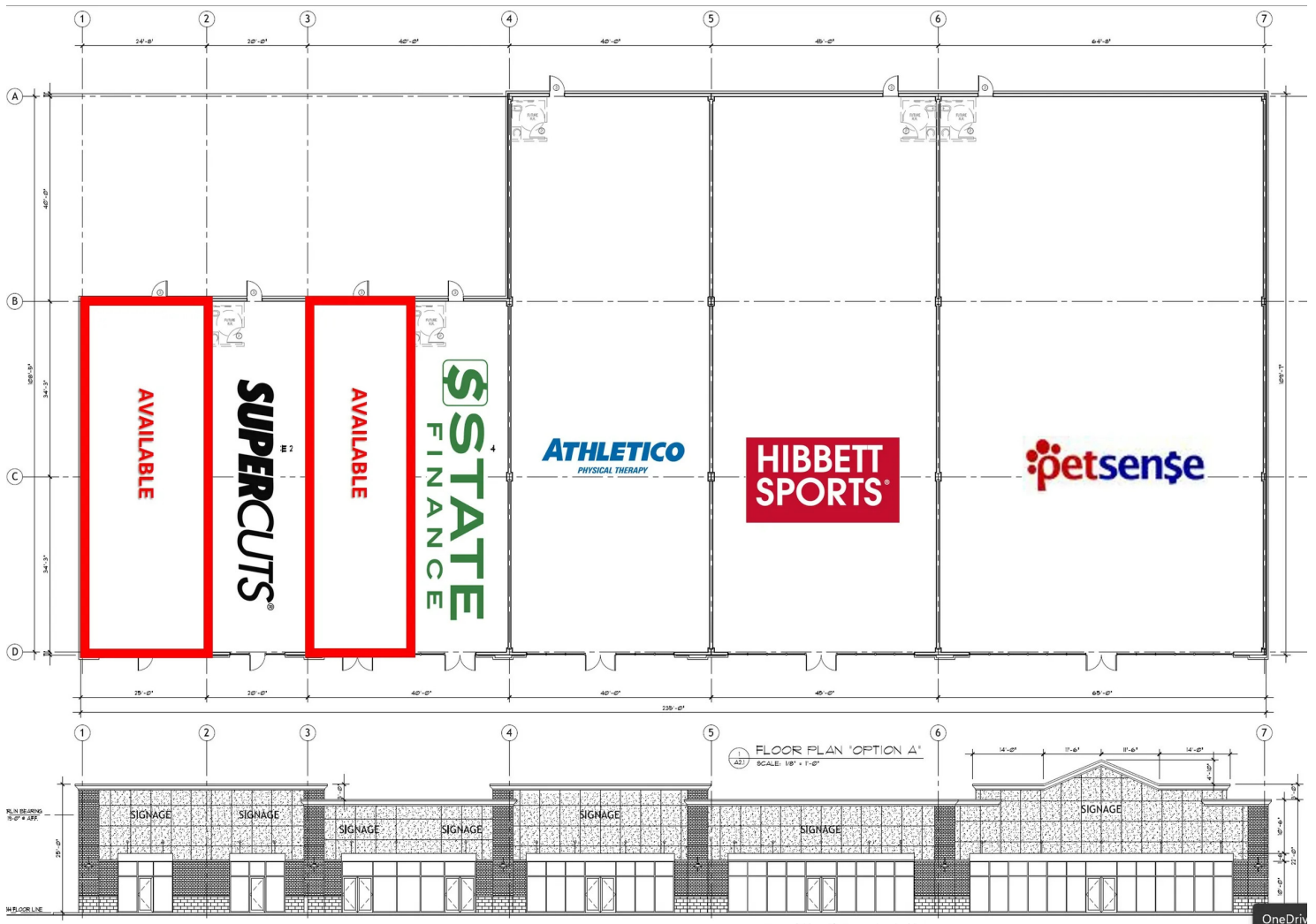
PROPERTY HIGHLIGHTS

- **Suite 2301 - 1,400 SF**
 - End cap suite with a drive thru
 - Hood vent, walk in freezer, and walk in cooler installed
 - ADA bathrooms and small dining area
 - Ample Parking and stacking for the drive thru
 - 25' of storefront glass
- **Suite 2305 - 1,400 SF**
 - Inline suite with open show room floor, storage room with small office and breakroom
 - 20' of storefront glass

troy@creekcre.com
405.219.7500
TROY HUMPHREY

erich@creekcre.com
405.620.5638
ERICH MASSAD

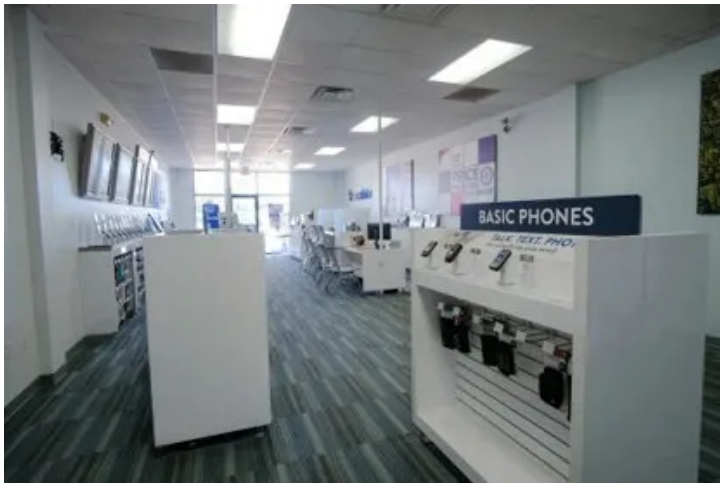
SITE PLAN



troy@creekcre.com
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PHOTOS



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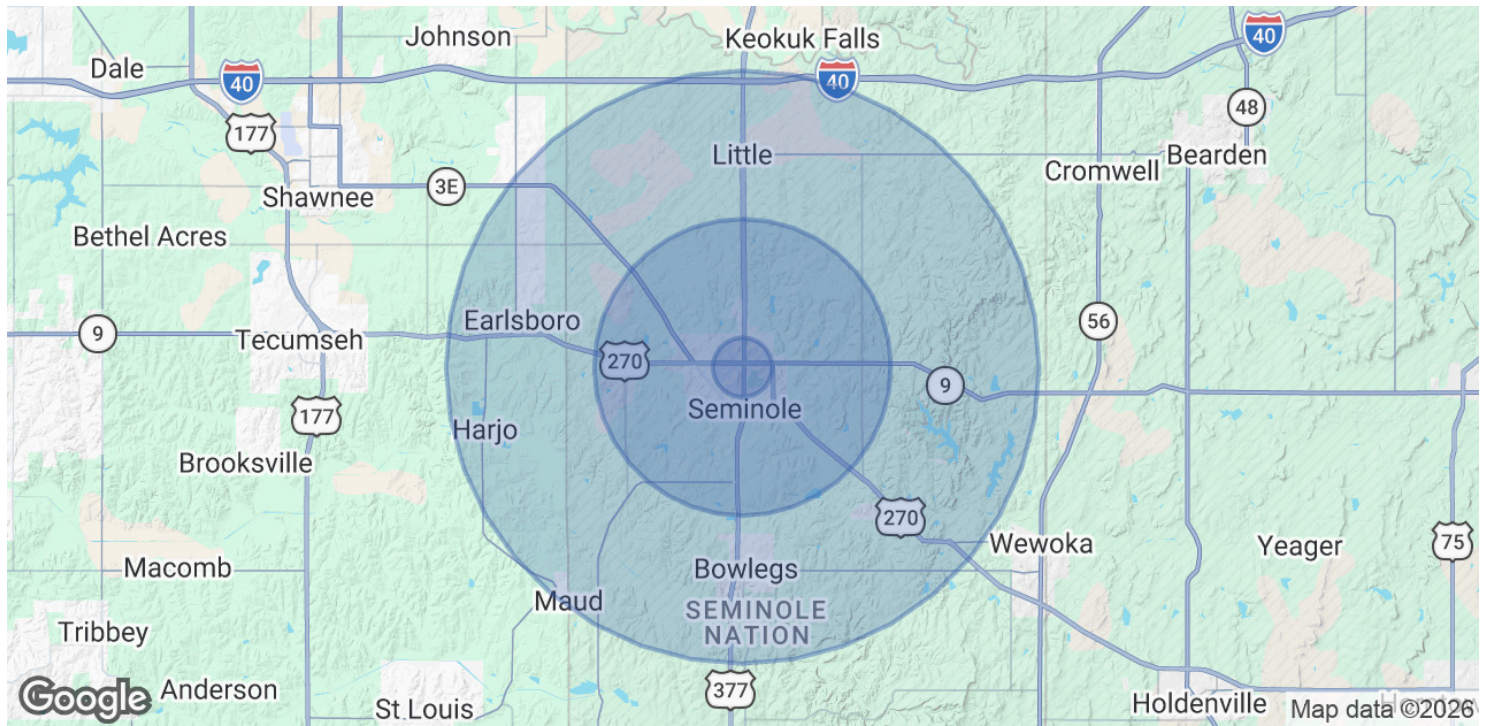
RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 2,600 | 9,476 | 15,264 |
| Average Age | 39 | 39 | 40 |
| Average Age (Male) | 37 | 38 | 39 |
| Average Age (Female) | 41 | 40 | 41 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,004 | 3,604 | 5,819 |
| # of Persons per HH | 2.6 | 2.6 | 2.6 |
| Average HH Income | \$61,023 | \$56,772 | \$64,358 |
| Average House Value | \$142,069 | \$133,246 | \$160,769 |

2020 American Community Survey (ACS)

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