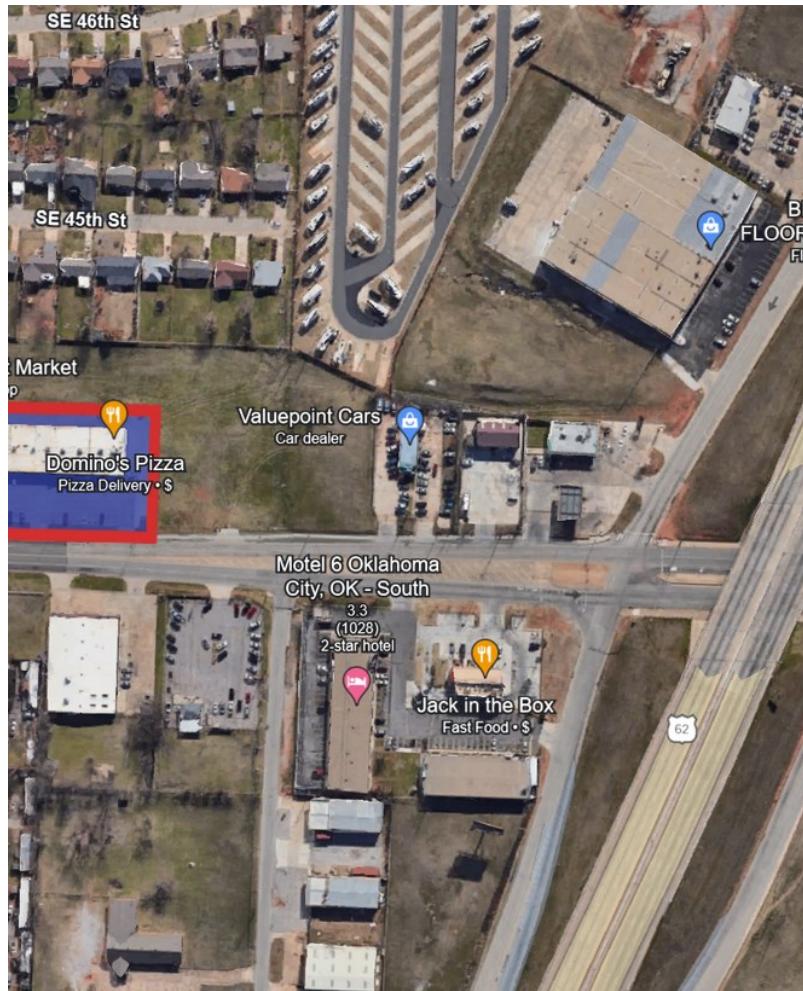


## Retail Space Available for Lease | Shallow Brook Plaza | 1,500 SF

1514-1522 SE 44th St, Oklahoma City, OK 73129



**Shannon Wells Graham**  
Artemis Commercial Group  
172931 Prospectors Ridge Dr, Duncan, OK 73533  
[shannon@acgnnn.com](mailto:shannon@acgnnn.com)  
(405) 778-3355



# 1514-1522 SE 44th St

\$12.00 /SF/YR

Welcome to the shopping center at Shallow Brook Plaza! This one-story building, constructed in 1980, offers ample parking, pylon signage, and great co-tenants for your retail business.

The 1516 center is a one-story brick building situated on 3.32 acres at the corner of SE. 44th St. and Shallow Brook Drive. Its convenient location near I-35 and I-240 provides easy access to anywhere in the Oklahoma City metro area.

Currently, there are two 1,500 square-foot spaces available for lease at a rate of \$12 per square foot annually, plus \$2 NNN. Don't miss out on this prime opportunity to join a thriving retail community...

- Signage
- Less than 1 mile from I-35
- Lots of natural light

For more information visit:

<https://www.loopnet.com/Listing/1514-1522-SE-44th-St-Oklahoma-City-OK/31890467/>



Rental Rate: \$12.00 /SF/YR

Property Type: Shopping Center

Center Type: Strip Center

Stores: 9

Center Properties: 1

Frontage: 315' on 44th

Gross Leasable Area: 30,000 SF

Walk Score ®: 47 (Car-Dependent)

Transit Score ®: 28 (Some Transit)

Rental Rate Mo: \$1.00 /SF/MO

1

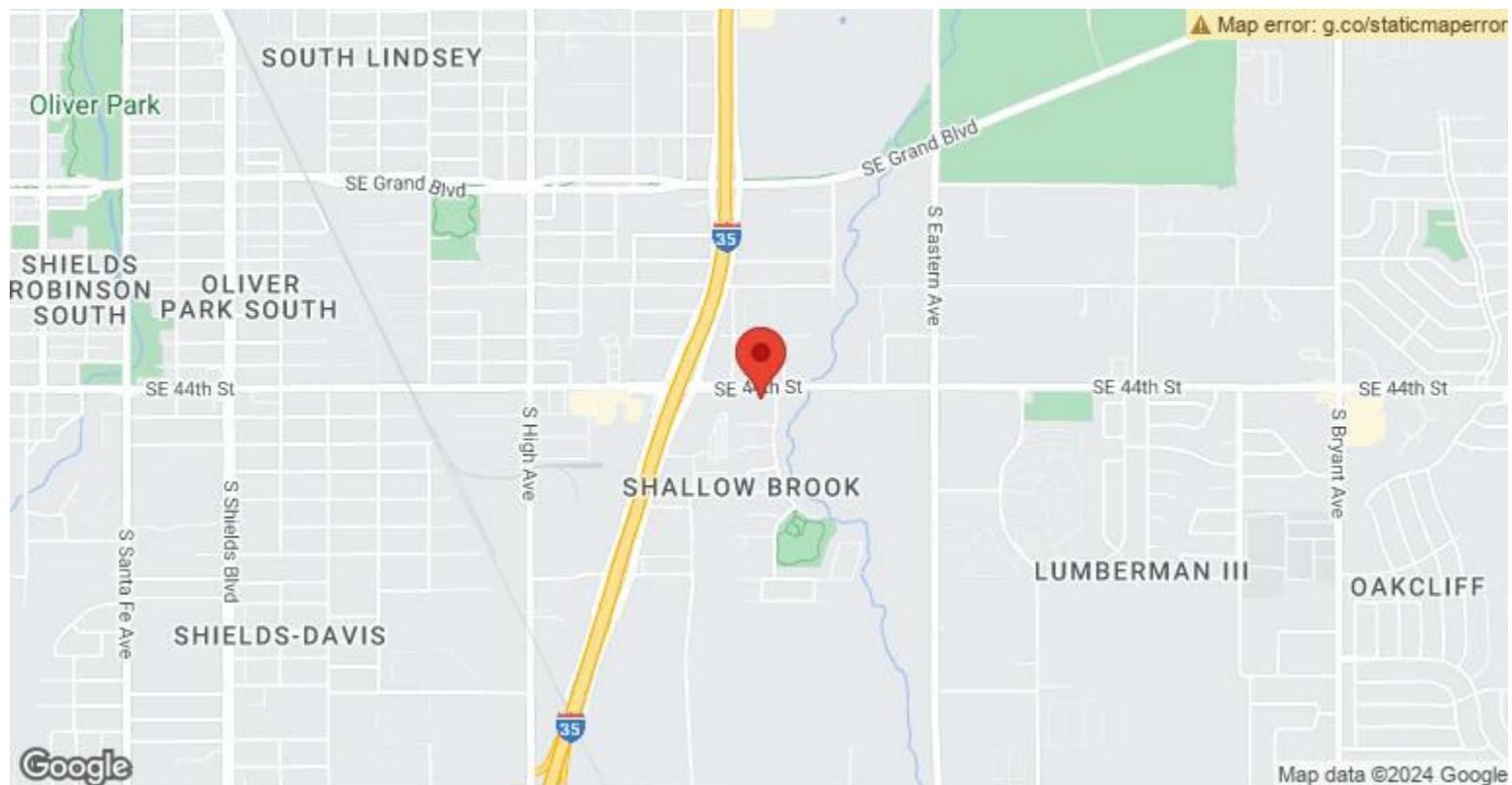
## 1st Floor

Space Available	1,500 SF
Rental Rate	\$12.00 /SF/YR
Date Available	May 23, 2024
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	2 - 5 Years

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## Major Tenant Information

Tenant	SF Occupied	Lease Expired
Ann's I 35 Tan & Spa	-	
Domino's	-	
House Of Fades LLC	-	



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# Property Photos

