

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (NNN)
NNN Rate:	\$3.50 SF/yr
Building Size:	10,000 SF
Available SF:	1,340-4,020 SF
Number of Units:	7
Year Built:	2019
Zoning:	12 UC
Market:	Oklahoma City

### PROPERTY OVERVIEW

Brand new retail space for lease in South Oklahoma City, this property features easy access off of S May Ave and a large daytime population. The Shoppes on 89th are located near Rapid Car Wash, CVS, Sonic, 7-11, and Quicker Liquor. With multiple apartment complexes near by, this property draws traffic from both the sheer number of rooftops in the area as well as the near by Amazon fulfillment center.

### PROPERTY HIGHLIGHTS

- Brand new construction
- Easy access
- Ample visibility
- High traffic
- Large daytime population

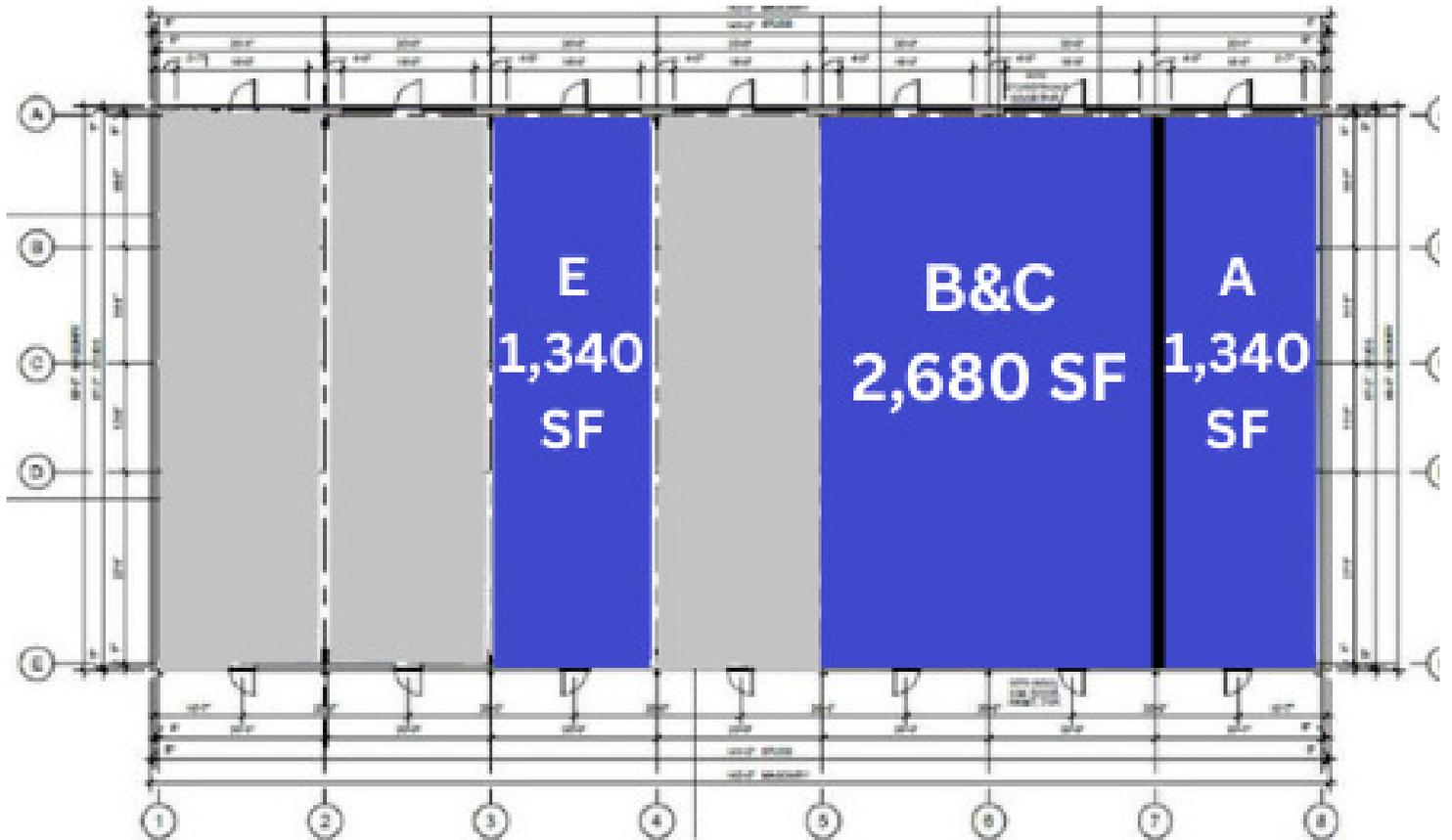
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## SITE PLANS

### Front of Shopping Center



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## ADDITIONAL PHOTOS

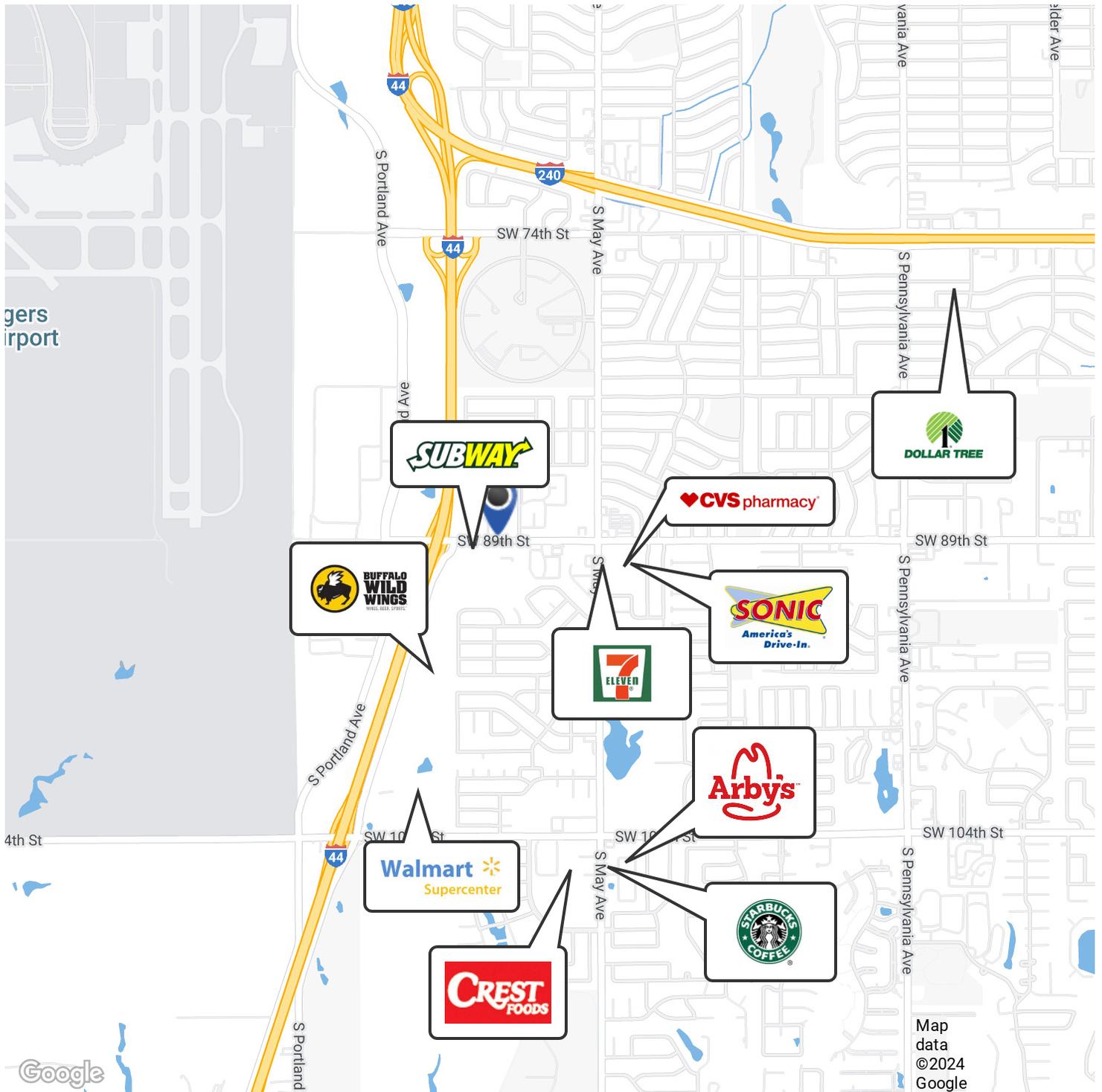


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## RETAILER MAP

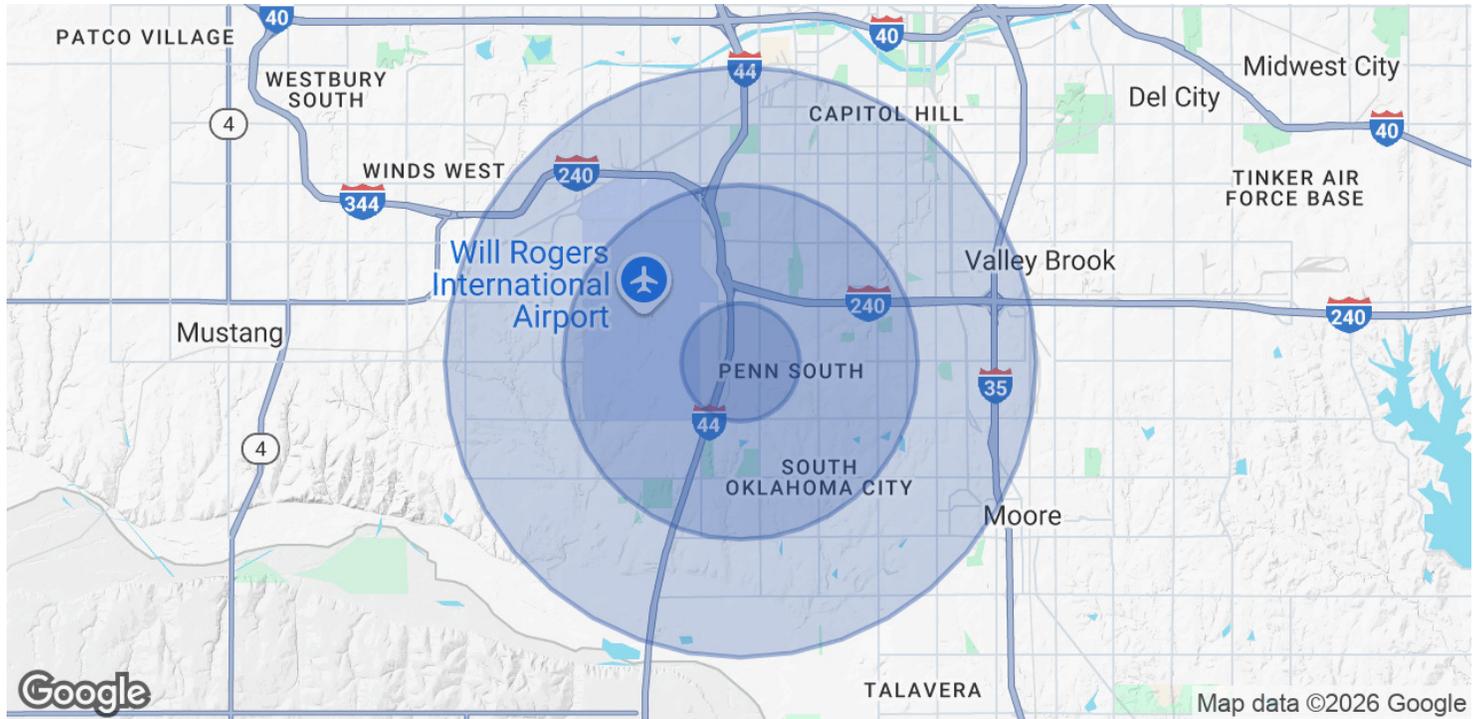


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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,719	73,657	169,789
Average age	33.9	35.2	33.1
Average age (Male)	32.5	33.8	32.2
Average age (Female)	36.3	37.1	34.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,121	28,590	63,267
# of persons per HH	2.5	2.6	2.7
Average HH income	\$54,882	\$56,803	\$52,010
Average house value	\$86,285	\$133,934	\$122,337

\* Demographic data derived from 2020 ACS - US Census

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