



## Property Description

A 31,269 square foot neighborhood shopping center with mixed-use tenancy. Built in 1988 this one-story, flat roofed building is constructed of masonry, with glass retail fronts. The available 31,269 square feet is currently built out with classrooms and administrative offices, with wood trim, commercial tile and carpet throughout. Concentra Medical Center anchors Crossroads Shopping Center on the north.

## Property Highlights

- OFFICE OR RETAIL SPACE FOR LEASE
- Suite 7102 - 6,055 SF
- Suite 7104 - 25,214 SF
- High Traffic Counts
- Great Visibility
- Interstate Access

## Offering Summary

Lease Rate: \$10.00 SF/yr (NNN)

Available SF: 6,055 - 25,214 SF

Building Size: 31,269 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	1,375	80,742	196,515
Total Population	3,949	219,237	507,862
Average HH Income	\$36,899	\$48,654	\$51,591

**RICK PRITCHETT, CCIM**

405.605.0825

rick@precorruffin.com



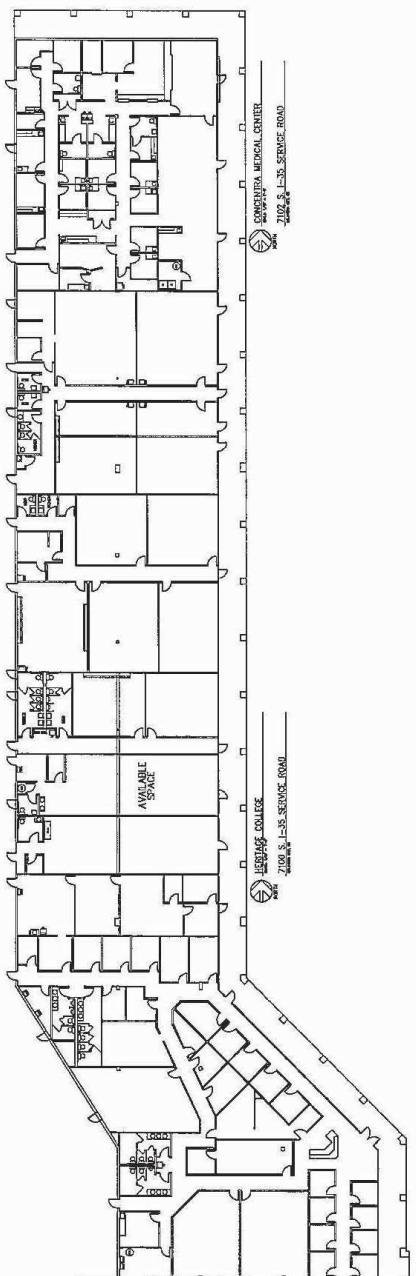
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For Lease

7100 S. I-35 SERVICE ROAD

CROSSROADS SHOPPING CENTER

Floor Plan



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| 825 N. BROADWAY, SUITE 300, OKLAHOMA CITY, OK 73102

| 405.605.0825

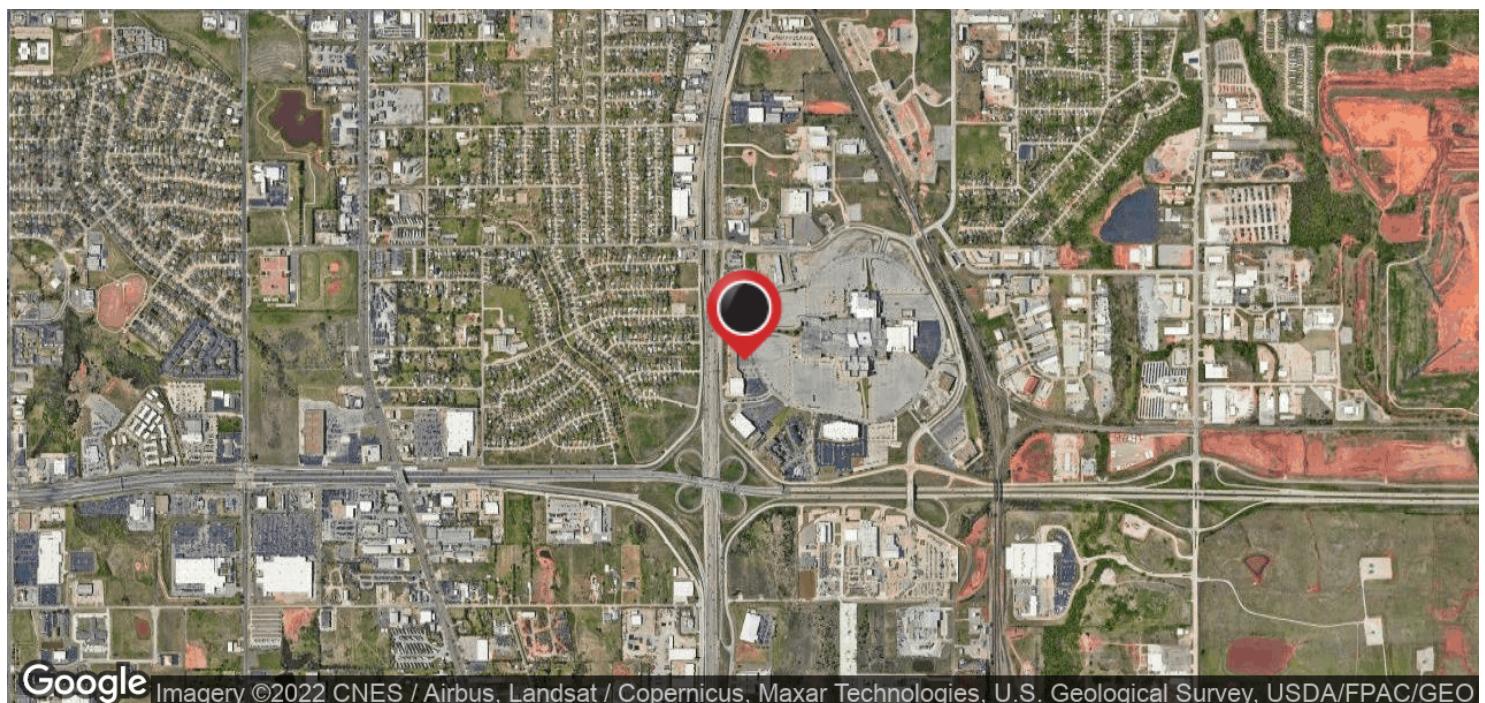
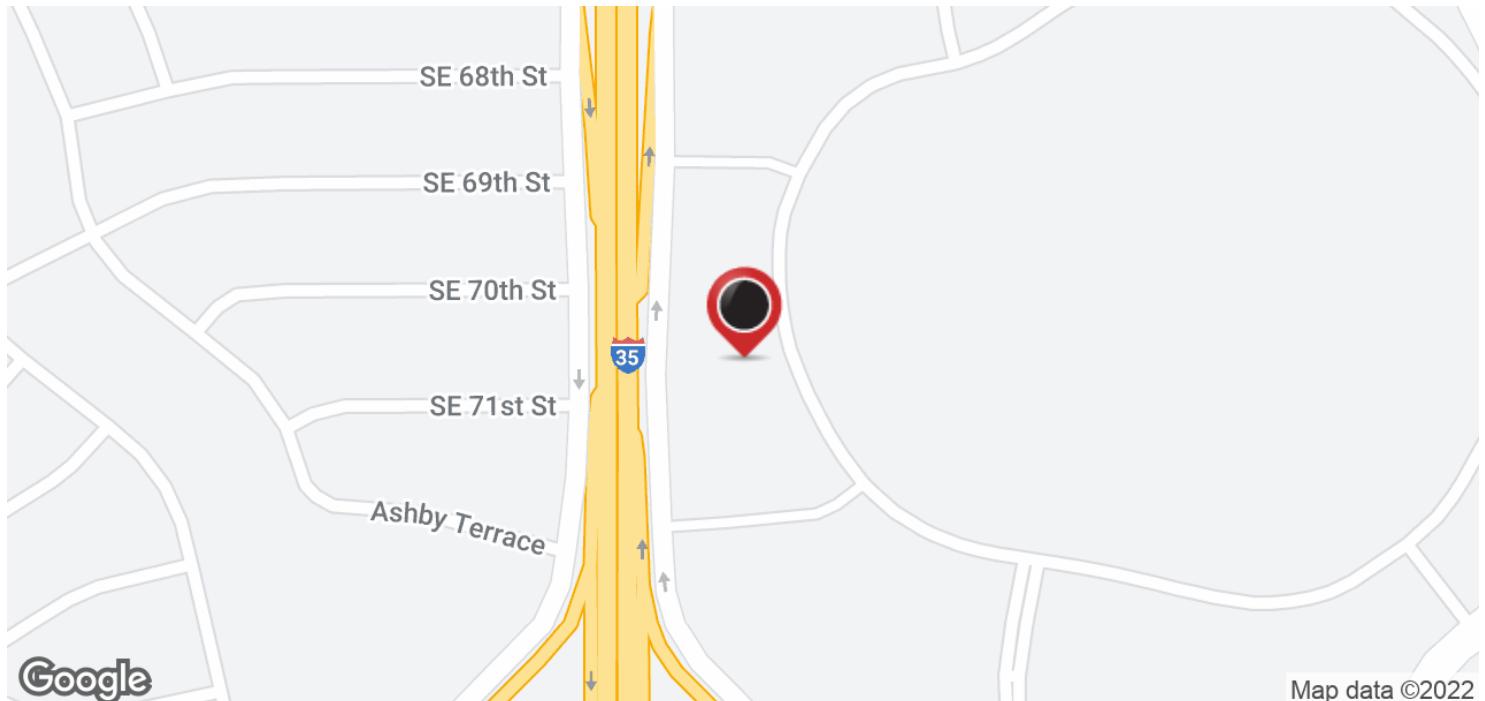
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