

Grace Plaza II

1600 S. Morgan Road, Oklahoma City, OK 73128
Hard Corner Retail • For Lease • 1,300 SF – 6,500 SF Available



Directly Across the Street from 7-Eleven



Over 21,000 VPD at the Lighted Intersection



Direct I-40 Access (1/2 mile)



139,800+ Population (5-Mile Radius)



2,000+ New Residential Lots (3-Mile Radius)



1,100+ New Apartment Units (3-Mile Radius)

NOW LEASING

Flexible Inline Retail Suites

Limited Inline Suites Remaining



AVAILABILITY	
Suite B	1,300 SF
Suite C	1,300 SF
Suite D	1,300 SF
Suite E	1,300 SF
Suite F	1,300 SF
Total Available: 1,300 - 6,500 SF	

- ### SPACE FEATURES
- ✓ Flexible Layout with Existing Improvements
 - ✓ Three Restrooms Installed
 - ✓ Layout Can Be Reconfigured
 - ✓ Signalized Hard Corner Location
 - ✓ ±56 Parking Spaces (4.3 / 1,000 SF)
 - ✓ Monument & Building Signage Available
 - ✓ Zoned PUD-1035



LEASE TERMS

NNN Lease | Competitive Rates | Contact for Details

 Medical |
  Retail |
  Insurance



Grace Plaza II
High-Visibility Retail at the Gateway of Southwest Oklahoma City

Property Overview

Address	1600 S Morgan Rd. Oklahoma City, OK
Zoning	PUD-1035
Parking	±56 Spacres

Availability*

Suite B	±1,300 SF
Suite C	±1,300 SF
Suite D	±1,300 SF
Suite E	±1,300 SF
Suite F	±1,300 SF

***Note:** Open, flexible layouts with no demising walls allow for easy customization. Suites can be combined to deliver 1,300 to 6,500 square feet of contiguous space (1–5 suites available).

139,874 Est. Population (2025)

43,365 Daytime Population (2025)

\$99,054 Avg. HH Income (2025)

\$5.09B Household Expenditures (2025)

*within a 5-Mile Radius

- » **Capture daily exposure to 15,100+ vehicles along S. Morgan Road** with convenient ingress and egress from both S. Morgan Road and SW 15th Street.
- » **Maximize brand presence** with building and monument signage opportunities.
- » **Located just ½ mile from I-40 at Exit 140 (Morgan Road)** – Oklahoma’s first Single Point Urban Interchange (SPUI) – delivering superior traffic flow and accessibility.
- » **Serves a dense and expanding daytime population** anchored by nearby industrial parks and employment hubs.
- » **Grace Plaza II commands a prime gateway location**, serving as the first retail center south of I-40 and the last stop before reentering the interstate corridor.

Distance to New Residential Developments	
Chisholm Springs <i>171 Lots 60 Acres</i>	1/2 Mile
Mustang Valley Villas <i>Phase I & II 147 Lots</i>	0.6 Mile
Bellflower by Lennar <i>Phase I & II 245 Lots</i>	1 Mile
Reserve on 29th <i>19 Townhomes Built 2025</i>	1.1 Miles
Mustang Creek Village <i>Phase I 66 Lots</i>	1.3 Miles
Morgan Glen by Lennar	2 Miles

Proven Retail Trade Area, Join Area Tenants



PropertyPhotos



Property Location

Shine Factory Car Wash

DOLLAR GENERAL



6,475 VPD

SW 15th St.



S. Morgan Rd.

15,172 VPD

Morgan Liquor



Golden Dagger Tattoo Studio

Pitt Dentistry

Kung Fu Studio

State Farm

Allstate

Spa Haus Spa Elite

Elite Pooch Boutique

Goodwill

MVMNT Lab Pilates & Wellness

Lost and Bound Bookstore and Soda Bar

The Sanctuary (Church)

Salon 152 Design Team

Westbury Express Pharmacy



Morgan Donuts

Nails & Spa

Hive Cafe

Accountant

Beauty Salon

Barber Shop



Distance to New Residential Developments

Chisholm Springs 1/2 Mile
171 Lots | 60 Acres

Mustang Valley Villas 0.6 Mile
Phase I & II | 147 Lots

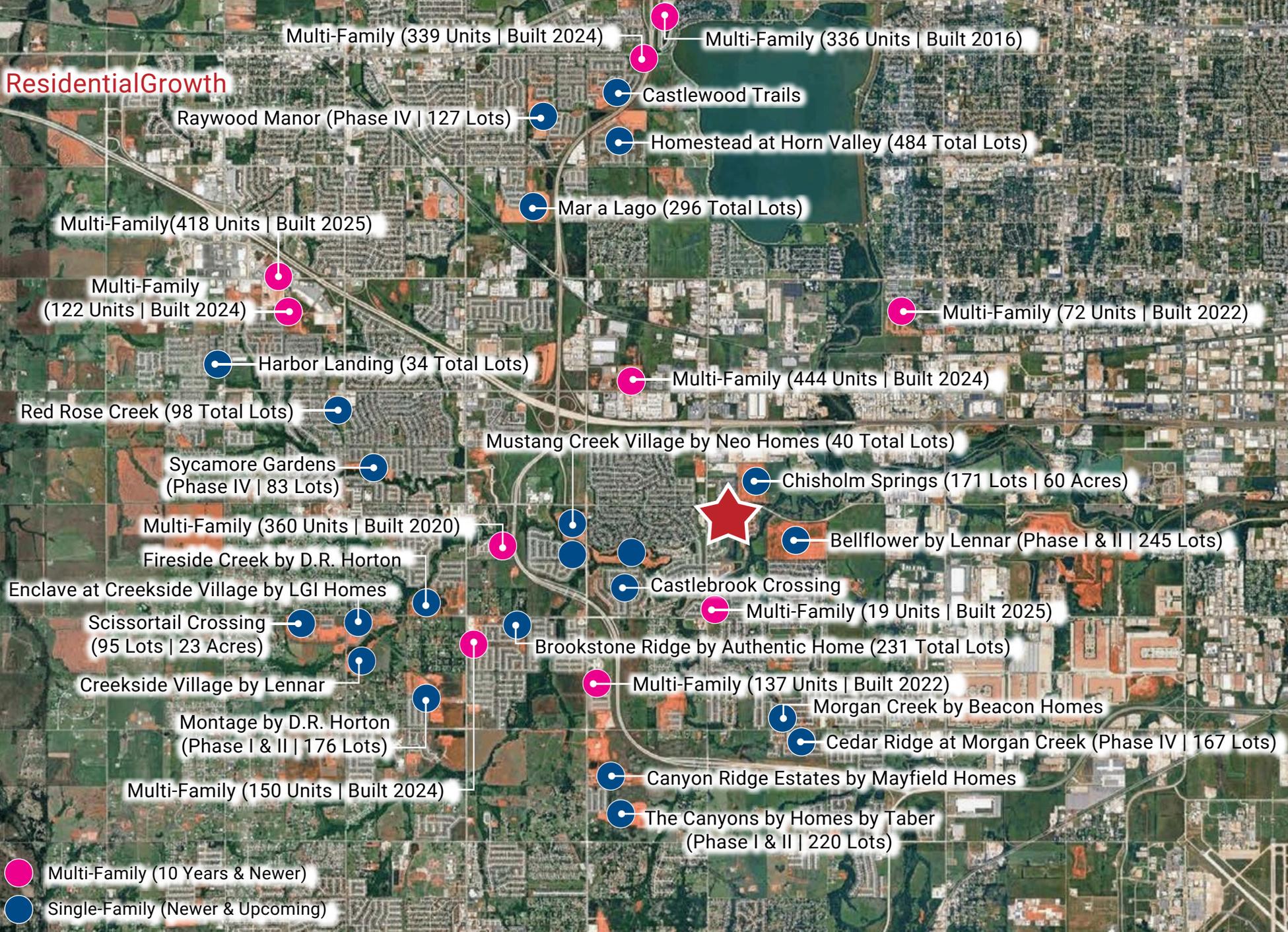
Bellflower by Lennar 1 Mile
Phase I & II | 245 Lots

Reserve on 29th 1.1 Miles
19 Townhomes | Built 2025

Mustang Creek Village 1.3 Miles
Phase I | 66 Lots

Morgan Glen by Lennar 2 Miles

Residential Growth

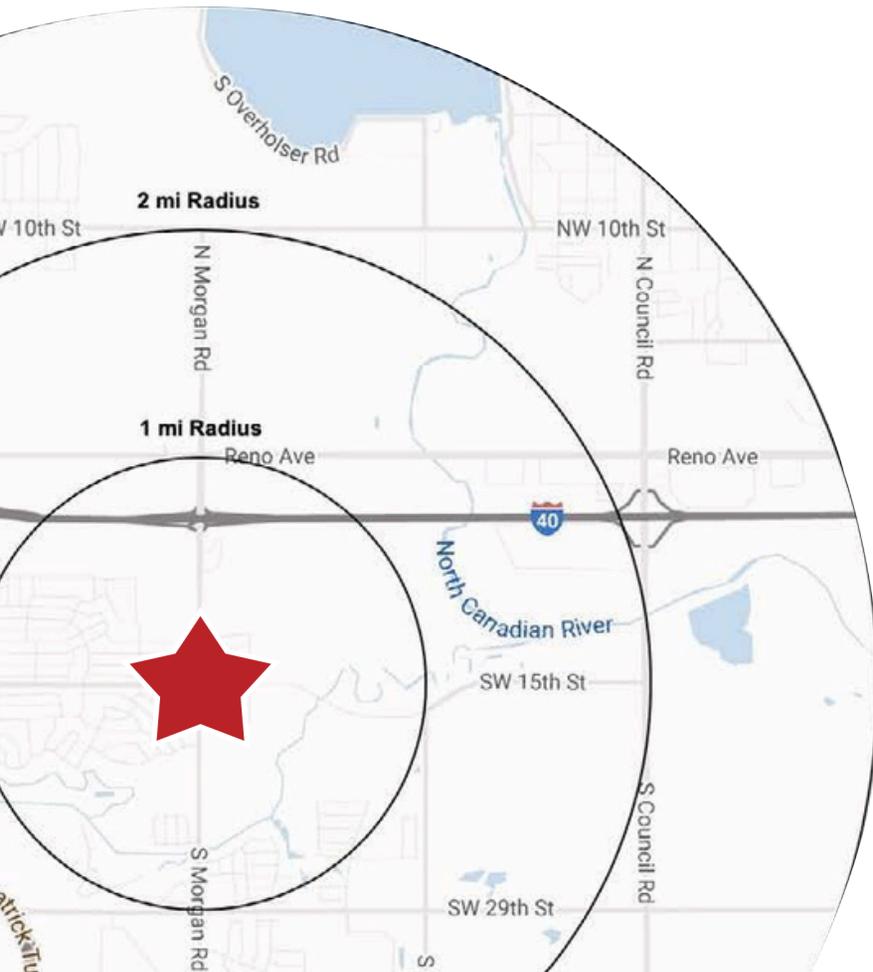


AreaEconomy



- Major Area Employer
- Major Shopping Center
- Medical/Hospital

Area Demographics



	1 Mile	3 Mile	5 Mile
2025 Estimated Population	8,554	52,899	139,874
2030 Projected Population	9,133	62,915	152,940
Projected Annual Growth 2025 to 2030	1.4%	3.8%	1.9%
2025 Est. Median Age	35.2	33.2	34.6

Population

2025 Estimated Households	2,913	18,714	51,321
2030 Projected Households	3,528	24,498	61,003
Projected Annual Growth 2025 to 2030	4.2%	6.2%	3.8%

Households/Housing

2025 Est. Average Household Income	\$116,642	\$105,738	\$99,054
2025 Est. Total Employees	2,240	14,985	43,365
2025 Est. Total Businesses	135	1,274	4,181

Businesses/Employees

2025 Est. Total Household Expenditure	\$324.02 M	\$1.96 B	\$5.09 B
2025 Est. Apparel	\$6.16 M	\$37.23 M	\$96.17 M
2025 Est. Entertainment	\$19.08 M	\$115.41 M	\$298.46 M
2025 Est. Food, Beverages, Tobacco	\$40.59 M	\$249.02 M	\$647.84 M
2025 Est. Health Care	\$18.91 M	\$117.2 M	\$327.2 M
2025 Est. Household Furnishings and Equipmen	\$t8.84 M	\$53.21 M	\$137.26 M
2025 Est. Household Operations, Shelter, Utilit	\$ie7s3.05 M	\$460.37 M	\$1.2 B

Consumer Expenditures