

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Available SF:	1,530
Lease Rate:	\$14.00 NNN
NNN Rate:	\$3.74 SF/yr
Lot Size:	1.35 Acres
Year Built:	2007
Building Size:	5,558 SF
Zoning:	C-3
Market:	Oklahoma City Metro
Submarket:	South Oklahoma City

### PROPERTY OVERVIEW

The Towne South Plaza is located off the busy intersection of I-240 and S Walker. Directly across the street from Academy Sports, this retail location features high visibility and easy access into the center.

### PROPERTY HIGHLIGHTS

- Quality Build Out
- Ample Parking
- Just South of I-240
- Major OKC Retail Corridor
- Multiple Signage Opportunities

aj@creekcre.com  
630.843.1989  
AJ TOLBERT

aden@creekcre.com  
405.210.3910  
ADEN STRUBLE

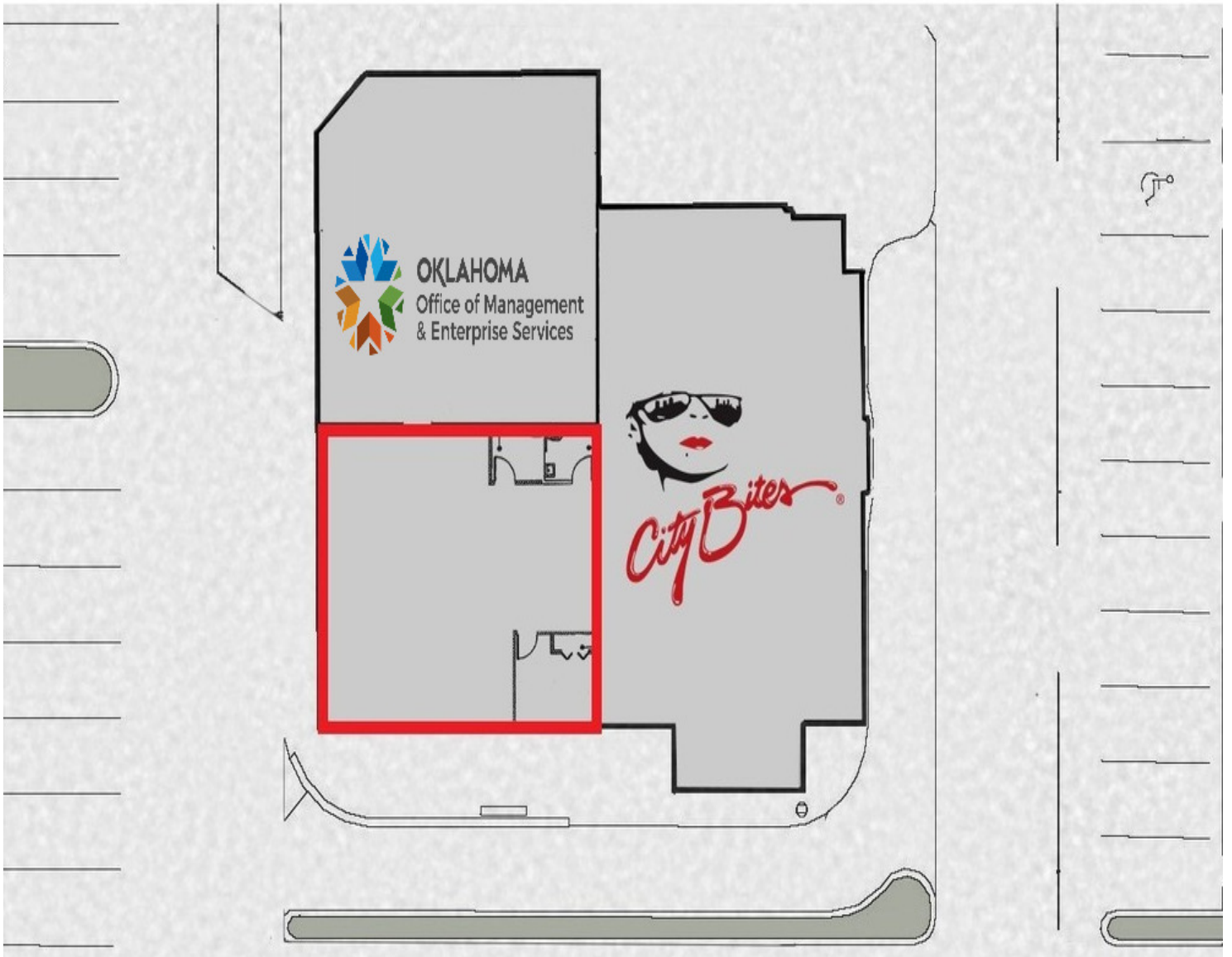
## ADDITIONAL PHOTOS



aj@creekcre.com  
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## SITE PLAN



aj@creekcre.com  
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## AERIAL MAP



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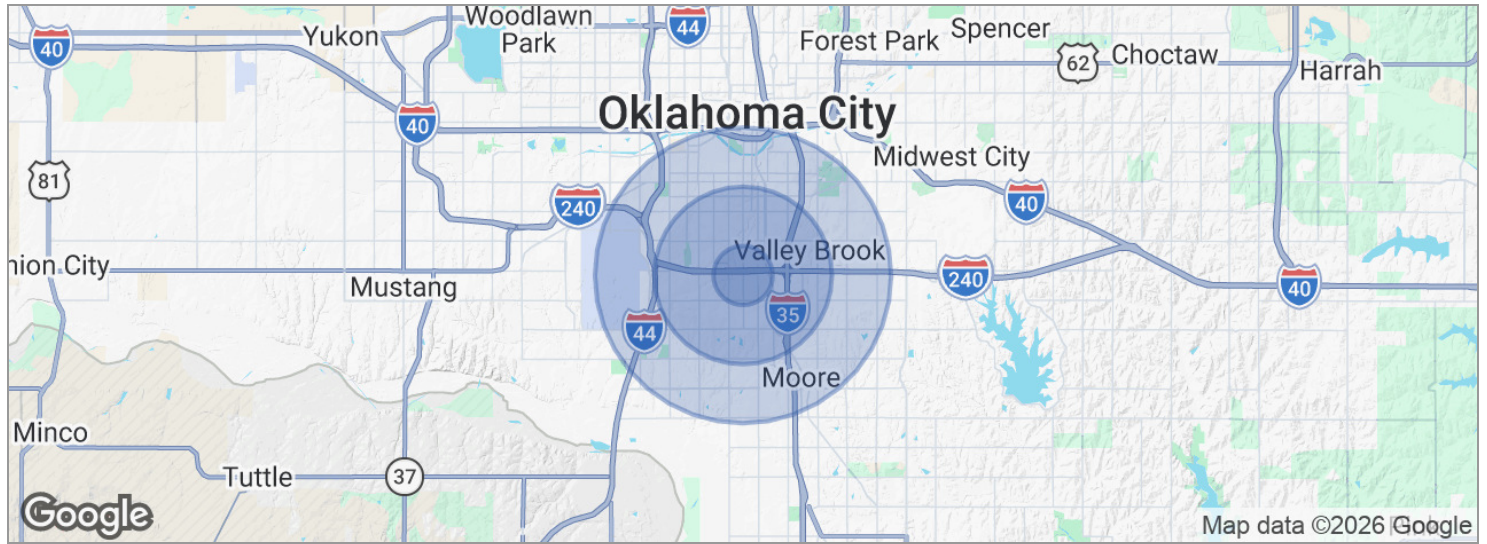
## RETAILER MAP



aj@creekcre.com  
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## DEMOGRAPHICS MAP



### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	8,021	97,127	222,148
Median age	33.7	33.5	32.4
Median age (Male)	34.7	32.8	31.5
Median age (Female)	33.7	34.5	33.6

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,310	37,098	81,720
# of persons per HH	2.4	2.6	2.7
Average HH income	\$42,089	\$47,037	\$49,183
Average house value	\$116,204	\$108,862	\$116,805

\* Demographic data derived from 2020 ACS - US Census

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