

# CROSSROADS SHOPPING CENTER • Oklahoma City, OK



**7100 S. I-35 SERVICE ROAD  
OKLAHOMA CITY, OK**

**\$10.00 SF/YR (NNN)**

- AVAILABLE FOR LEASE
- (+/-) 2,500-10,000 SF
- High Traffic Counts
- Great Visibility
- Interstate Access

## Property Description

A 31,282 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 10,000 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. Space has ample parking, and high visibility with Interstate 35 frontage on the west.

## Location Description

Located on the east side of Interstate 35, between SE 66 and Interstate 240, in south Oklahoma City. Interstate 35 traffic counts exceed 119,200 vehicles per day.

## Demographic Highlights

	1 Mile	5 Miles	10 Miles
Total Population	3,918	219,223	507,897
Population Density	3,918	219,223	507,897
Median Age	35.4	32.1	33.3
Total Households	1,363	80,743	196,541
# of Persons Per HH	2.9	2.7	2.6
Average HH Income	\$36,933	\$48,653	\$51,591
Average House Value	\$44,366	\$109,993	\$125,368



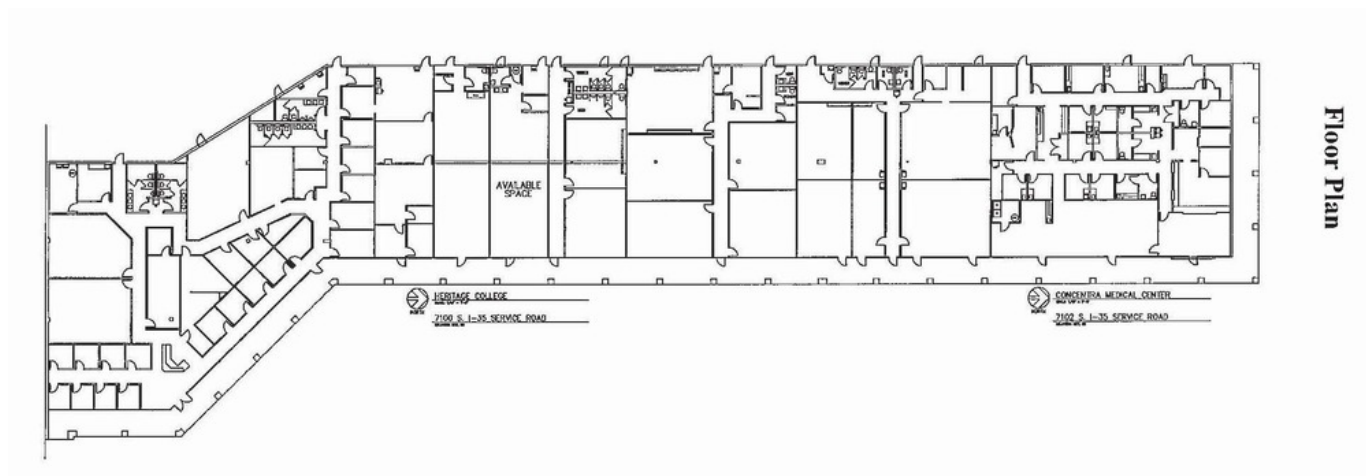
**PRECORRUFFIN**

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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, PrecorRuffin, LLC has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy.

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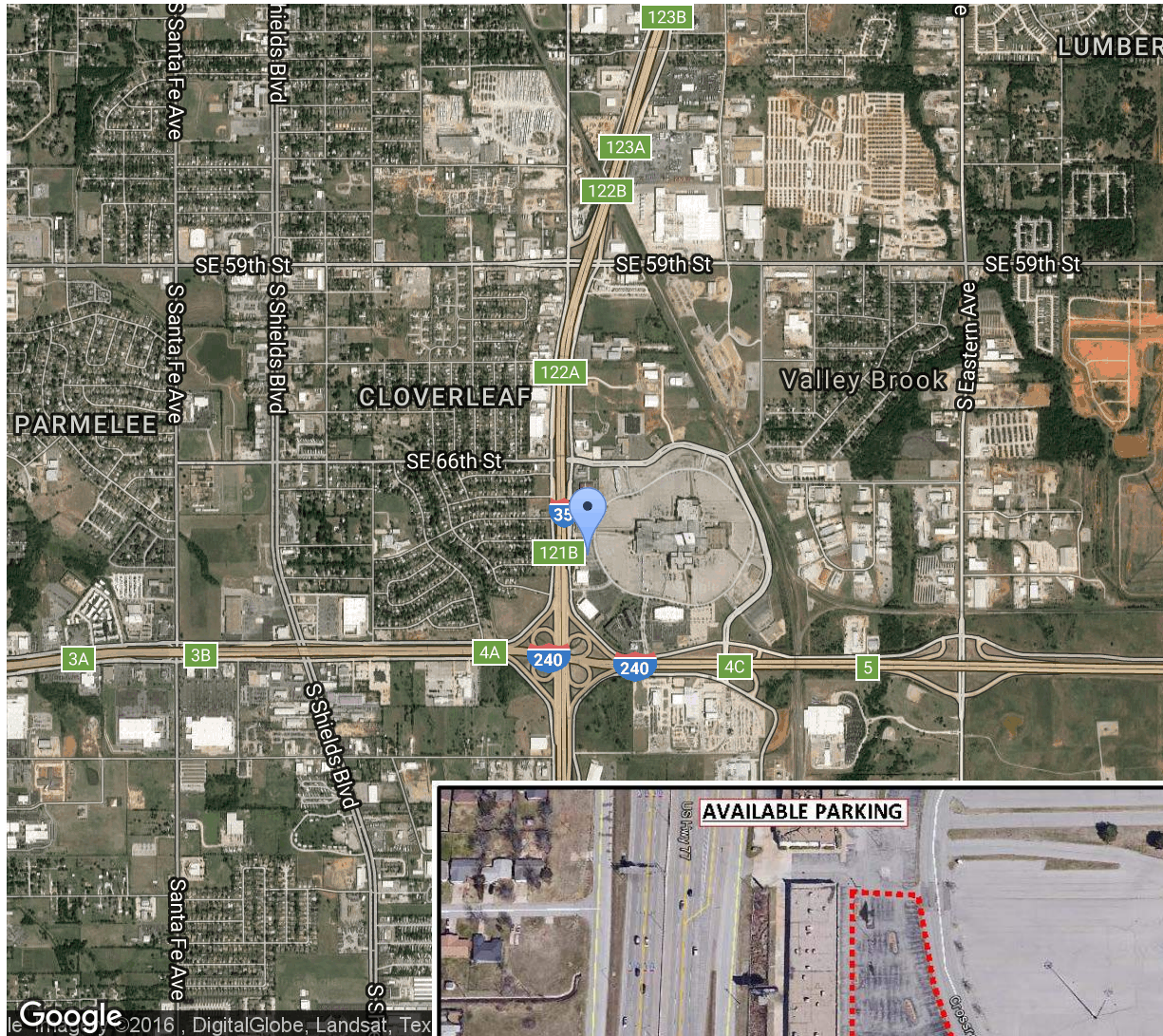
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