



Macro Aerial

Vancouver Ave & South Waco Ave Glenpool, OK 74033



Summary

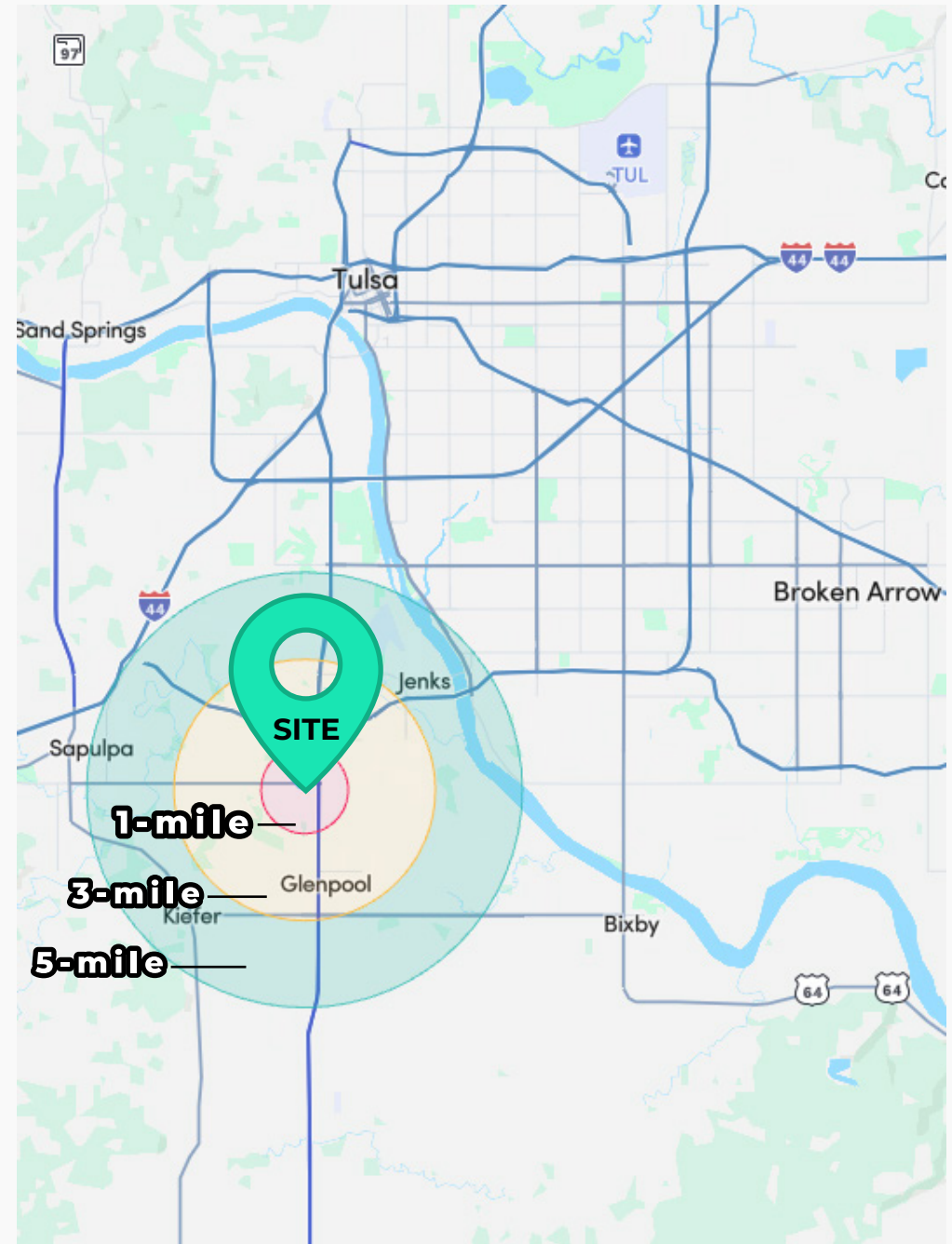
- Lease Rate: Inquire for Pricing
- Building Size: +/- 11,000 SF
- Available For Lease: +/- 1,200 SF
- Co-Tenants: AT&T, Eclipse Smiles, XpressWellness

Property Overview

- End cap suite with drive thru available
- Located directly across from Walmart Supercenter near densely populated suburban area
- Positioned next to market's primary town center and national retailers such as Chick-fil-A and Whataburger
- One signed lease away from achieving full stabilization of the center

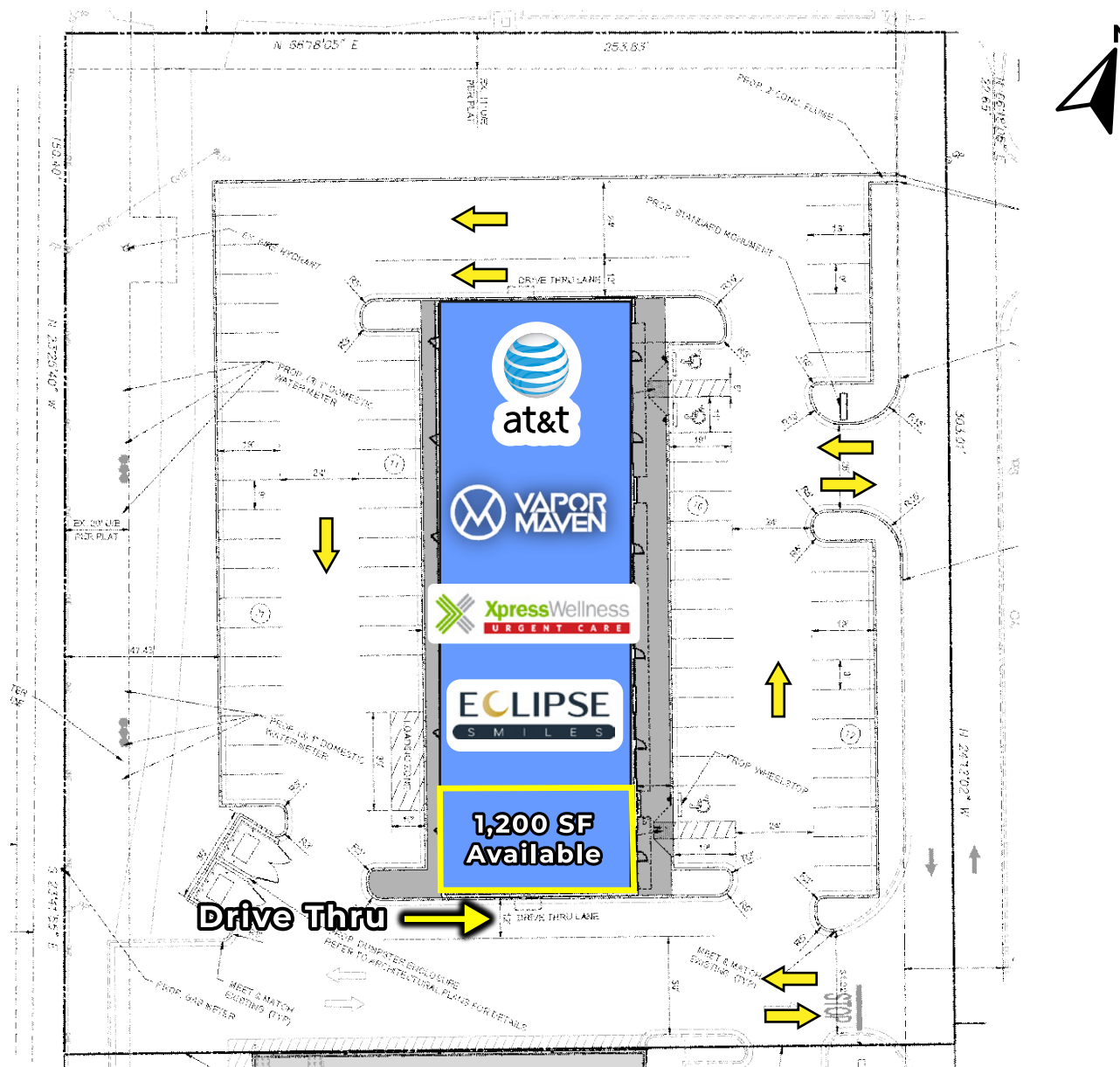
Demographics

2025 Population		
2,118 1 Mile	31,698 3 Mile	66,979 5 Mile
2029 Projected Population ('25-'29)		
2,197 1 Mile	32,705 3 Mile	69,388 5 Mile
Avg. Household Income		
\$103,532 1 Mile	\$109,211 3 Mile	\$102,814 5 Mile



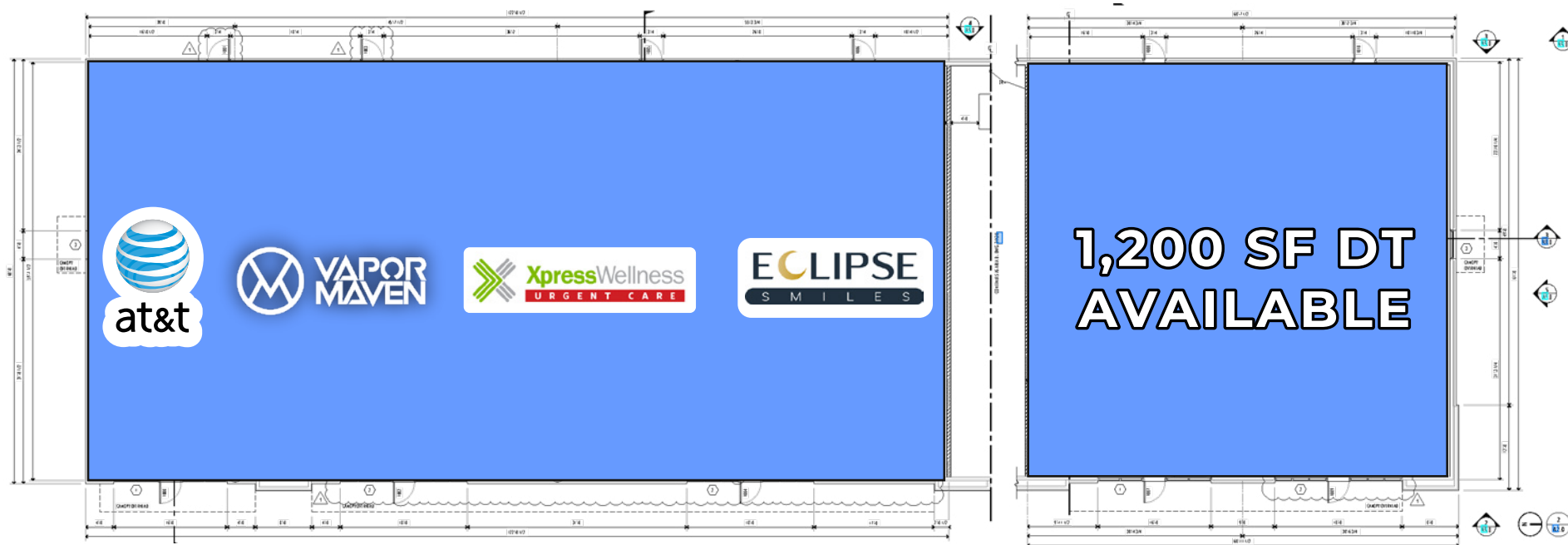
Site Plan

Vancouver Ave & South Waco Ave Glenpool, OK 74033



Floor Plan

Vancouver Ave & South Waco Ave Glenpool, OK 74033



Exterior

Vancouver Ave & South Waco Ave Glenpool, OK 74033





Jenna Adkins

VP, Real Estate Operations

O: +1 (405) 300-4003

P: +1 (405) 642-5752

E: jennaadkins@ashtongray.com



Reid Richardson

Associate, Real Estate

O: +1 (405) 300-4003

P: +1 (405) 615-0562

E: reidrichardson@ashtongray.com

