

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Located at the entrance to Del City, this neighborhood shopping center offers excellent visibility and access right off SE 15th Street and S. Sunnyslane Road, one of the busiest intersections in the area. The property sits just off the highway, providing strong traffic counts and easy access for both local and commuter customers.

### PROPERTY HIGHLIGHTS

- Excellent visibility and signage opportunities, including monument signage on S Sunnyslane
- Strong traffic from neighboring national and local tenants
- Ample parking with easy ingress/egress
- Surrounded by dense residential neighborhoods and daily needs retailers
- Current tenants include liquor store, auto insurance, cannabis dispensary, and more

### OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (MG)
Available SF:	1,000 - 2,500 SF
Building Size:	7,500 SF

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,368	26,634	58,894
Total Population	10,755	66,292	146,221
Average HH Income	\$57,246	\$61,590	\$63,200

ADEN STRUBLE

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## ADDITIONAL PHOTOS



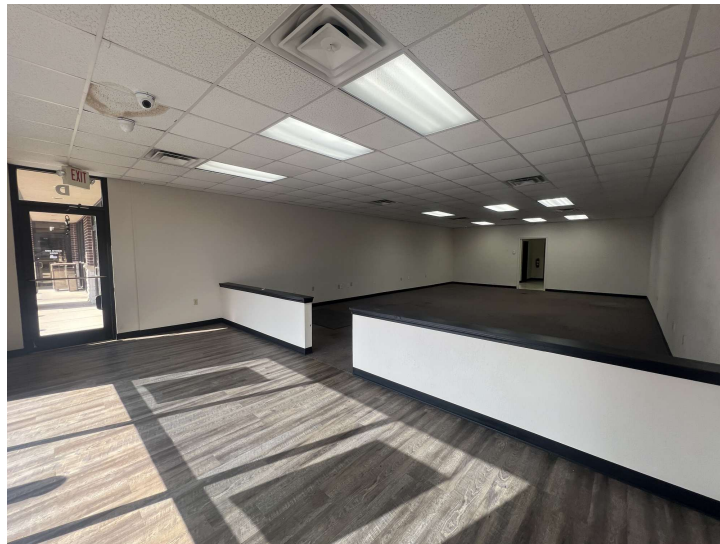
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## SUITE D - 1,500 SF

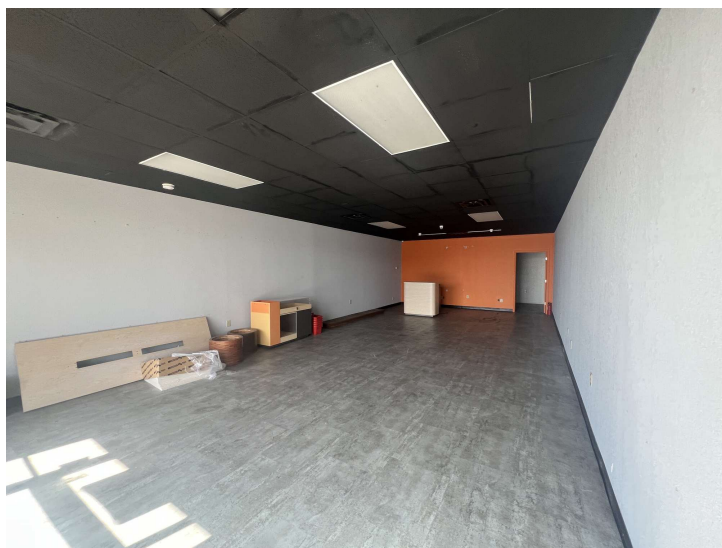


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## SUITE E - 1,000 SF



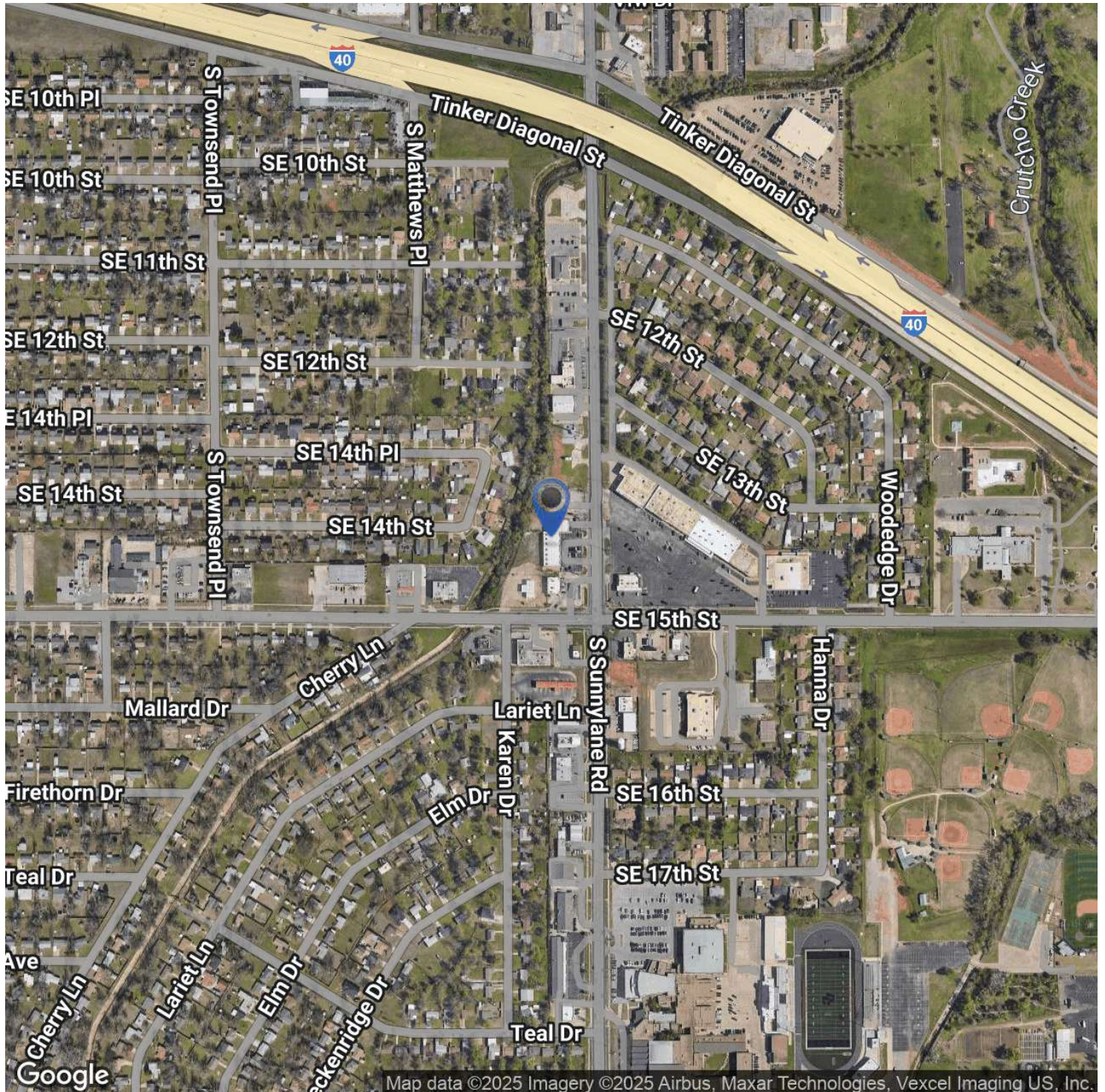
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## LOCATION MAP



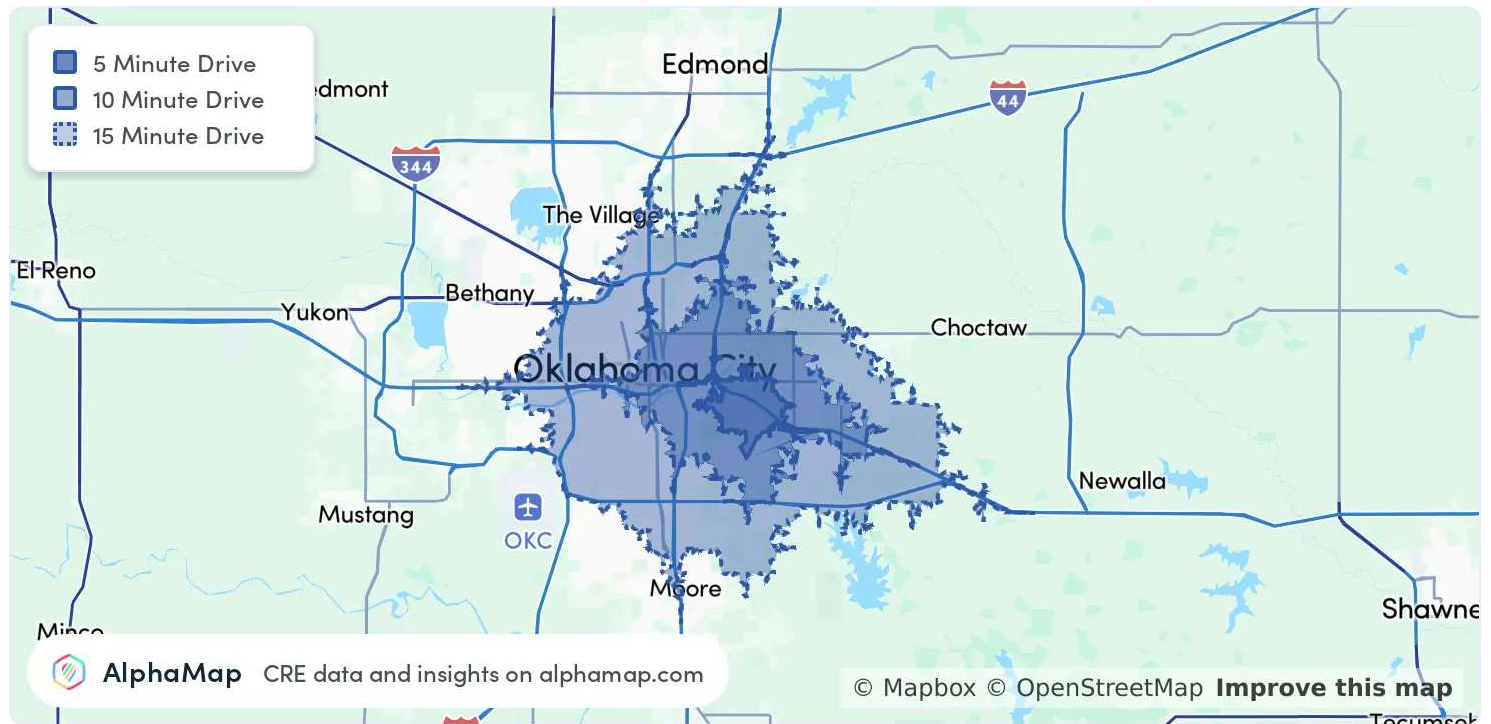
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## AREA ANALYTICS



POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	15,574	103,203	345,895
Average Age	39	38	37
Average Age (Male)	38	36	36
Average Age (Female)	41	39	38

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	6,477	42,043	137,304
Persons per HH	2.4	2.5	2.5
Average HH Income	\$58,143	\$62,396	\$68,173
Average House Value	\$136,638	\$180,555	\$199,670
Per Capita Income	\$24,226	\$24,958	\$27,269

Map and demographics data derived from AlphaMap

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