

WALNUT SQUARE SHOPPING CENTER

2209 W I-240 Service Rd, Oklahoma City, OK 73159



RETAIL SPACE NOW AVAILABLE

Available SF: 1,000 - 12,525 SF

Lease Rate: \$12.00 - 18.00 SF/yr (NNN)

Building Size: 316,351 SF

Market: South

Cross Streets: SW 74th St & S Pennsylvania Ave

PROPERTY OVERVIEW

Located at the northwest corner of I-240 and South Pennsylvania Ave, Walnut Square Shopping Center is highly visible from I-240, the east/west corridor of South Oklahoma City.

National retail located along this five mile stretch include Hobby Lobby, Conn's, Big Lots, Old Navy, Michaels, Marshalls, Ross Dress For Less, Skechers, Lane Bryant, Northern Tool, Lowes, Home Depot, Wal-Mart SuperCenter, Burlington, PetsMart, Dollar Tree, as well as national restaurant chains such as Olive Garden, Outback, Golden Corral, and Hooters. Several smaller retails, office and service users have located in this corridor to establish their presence in the South Oklahoma City market.

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SUITE	TENANT	SF
100	Outback Steakhouse	5,400
103	AVAILABLE	1,645
105	Heifers & Hens	4,080
107	State Farm Insurance	2,000
108	World Acceptance Corporation	2,000
109-125	OKC School District #89	29,025
300-302	Duncan Brothers School	8,625
303	AVAILABLE	2,750
304-306	State Beauty Supply	7,950
307-310	Our Sister's Closet	6,420
311	AVAILABLE	1,500
312	McDonald Chiropractic Clinic	2,000
313	Red River Credit Corporation	1,875
314-315	Dentures and Dental Services	6,000
316-317	AVAILABLE	6,000
318	Atlas Credit	2,625
319	Laughing Fish	2,625

SUITE	TENANT	SF
320	Honey Baked Ham	1,875
321A	National Guard	1,000
321B	AVAILABLE	1,000
322	Oklahoma Diagnostic Imaging	3,346
2127	Mattress SuperCenter	6,627
2127B	AVAILABLE	3,556
7301D	Green Arces Market	23,900
7301C	Big Lots	33,280
7301B	dd's Discount	26,250
7301	Vintage Stock	8,100
7401	Midfirst Bank	650
2205	Fedex	6,000
2207	Verizon Wireless	3,000
2213	Hobby Lobby	61,468
2215	North Pole Adventure	23,591
2201-Pad	PAD SITE - AVAILABLE	50,000
2203	AVAILABLE	12,525

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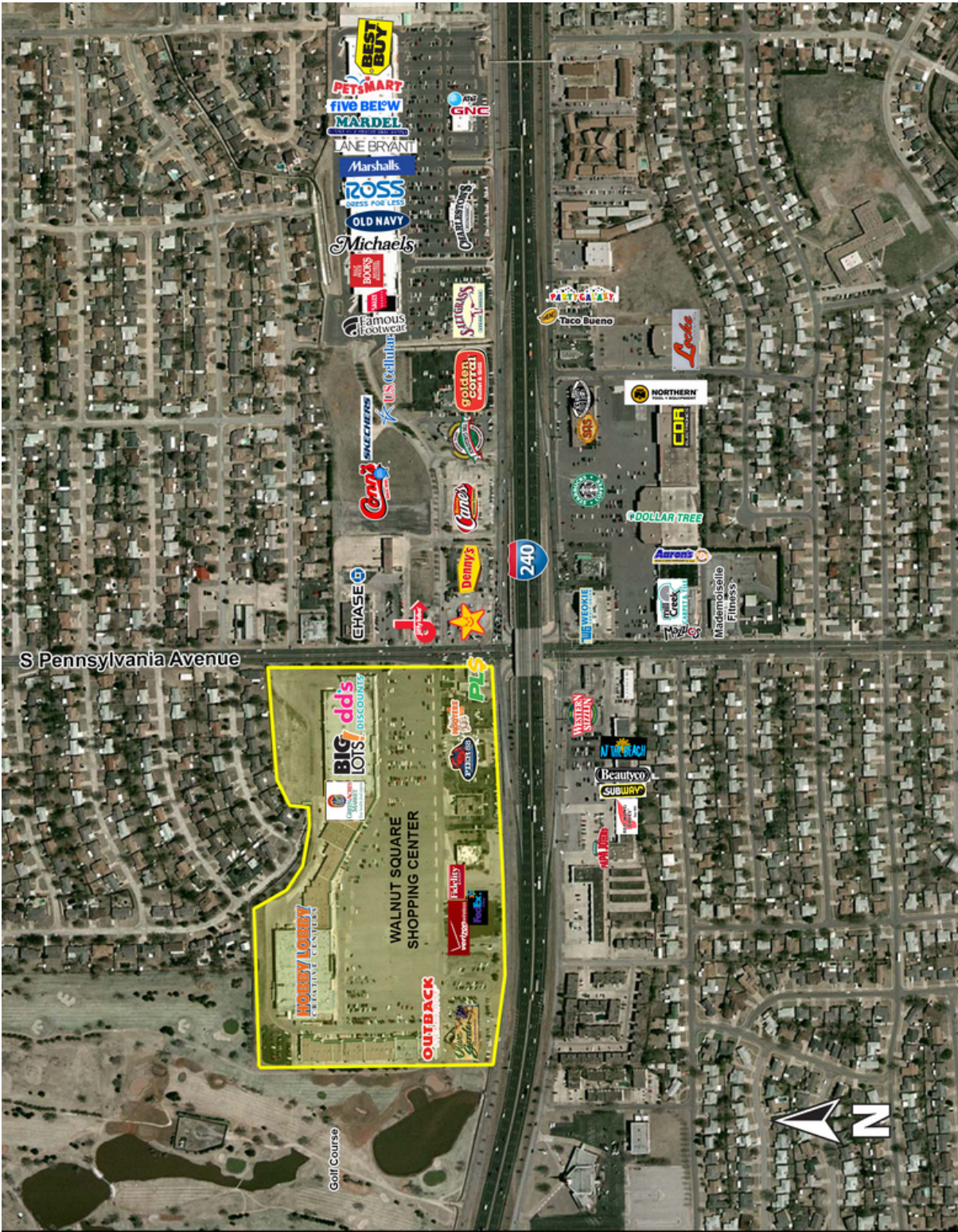
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DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	200,410
Population Density	200,410
Median Age	32.5
Median Age (Male)	31.6
Median Age (Female)	33.6
Total Households	73,657
# of Persons Per HH	2.7
Average HH Income	\$48,606
Average House Value	\$114,424

TRAFFIC COUNTS (per ACOG)

Pennsylvania	north	21,364
Pennsylvania	south	25,229
I-240	east	107,700
I-240	west	98,800

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