



PROPERTY OVERVIEW

Windsor Hills Shopping Center is one of the most established and successful neighborhood shopping centers in Oklahoma City. As the centerpoint of the newly created Windsor District of Oklahoma City, the property is home to the top national retailers located within the area. Currently, 23rd street is undergoing a \$13.2M streetscape revitalization plan for beautifying and strengthening the Windsor District's branding as one of the top dining, shopping, and entertainment areas of the Oklahoma City metro. The shopping center remains the top location for any retailers looking to locate within the area.

NEWMARK GRUBB
LEVY STRANGE BEFFORT

Windsor Hills | FOR LEASE
4605 NW 23rd Street, Oklahoma City, OK

for more information, visit us at newmarklsb.com | 204 N. Robinson, Ste 700 OKC, OK, 73102
110 W. 7th, Ste 2600 Tulsa, OK, 74119

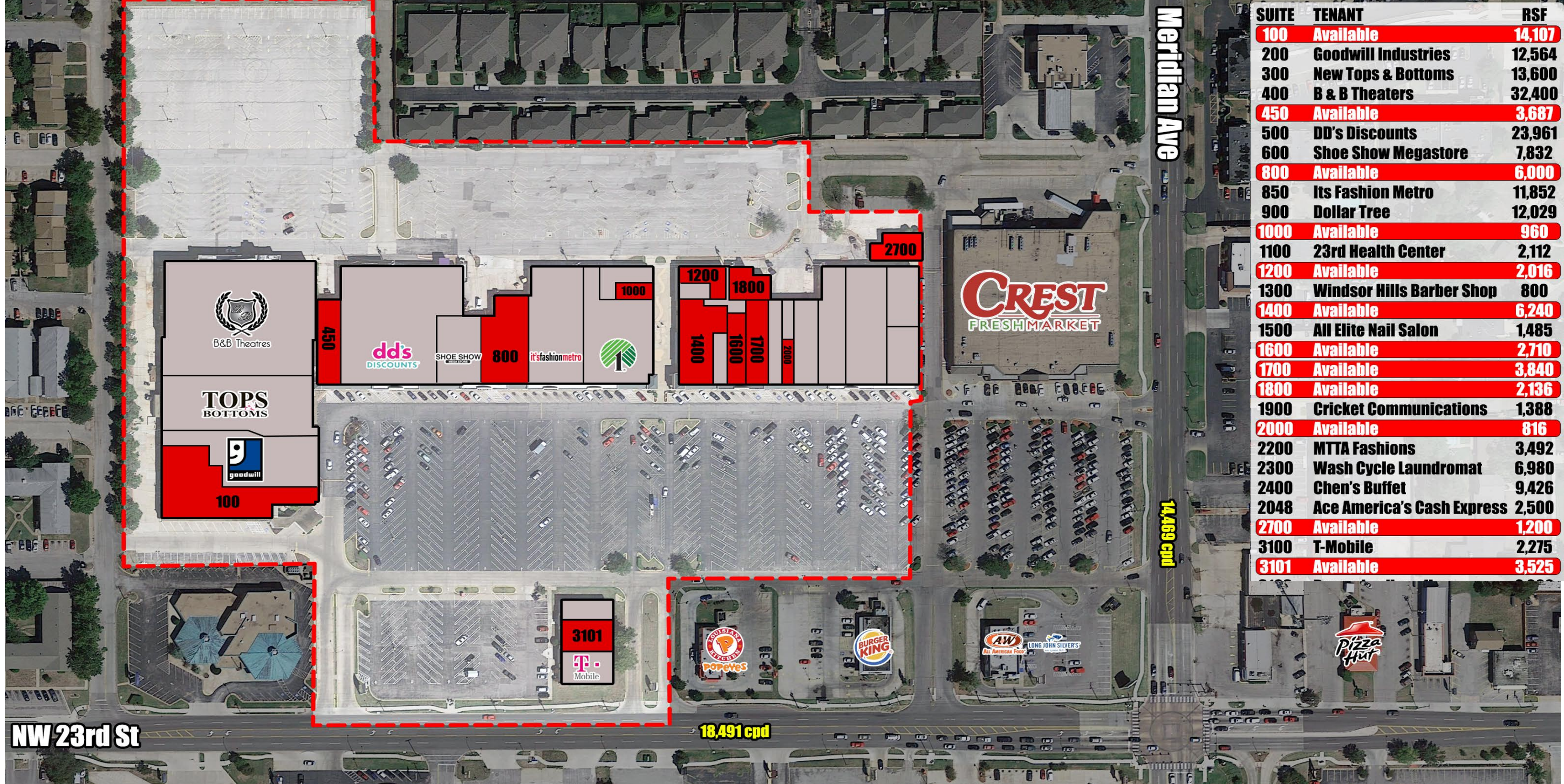
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SUITE	TENANT	RSF
100	Available	14,107
200	Goodwill Industries	12,564
300	New Tops & Bottoms	13,600
400	B & B Theatres	32,400
450	Available	3,687
500	DD's Discounts	23,961
600	Shoe Show Megastore	7,832
800	Available	6,000
850	Its Fashion Metro	11,852
900	Dollar Tree	12,029
1000	Available	960
1100	23rd Health Center	2,112
1200	Available	2,016
1300	Windsor Hills Barber Shop	800
1400	Available	6,240
1500	All Elite Nail Salon	1,485
1600	Available	2,710
1700	Available	3,840
1800	Available	2,136
1900	Cricket Communications	1,388
2000	Available	816
2200	MTTA Fashions	3,492
2300	Wash Cycle Laundromat	6,980
2400	Chen's Buffet	9,426
2048	Ace America's Cash Express	2,500
2700	Available	1,200
3100	T-Mobile	2,275
3101	Available	3,525

PROPERTY DETAILS

Available SF	47,237 SF
Lease Rate	\$7-\$12/SF
Building Size	194,533

PROPERTY HIGHLIGHTS

- Grocery anchored shopping center located on the prime NW corner of NW 23rd and N Meridian Ave
- 23rd Street is undergoing a \$13.2M streetscape renovation as the area continues it's revitalization
- Excellent, centrally located shopping area with strong demographics and traffic counts
- Over 66,611 people with avg HH incomes of \$51,434 within 3 miles

SURROUNDING NEIGHBORS



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