



**RETAIL SPACE NOW AVAILABLE**

Lease Rate:	\$12.00 - 18.00 SF/yr (NNN)
Available SF:	1,645 - 14,400 SF
Building Size:	309,023 SF
Market:	South
Pad Site 2201:	50,000 SF (1.14 Acre)
Pad Site 2203-B	37,897 SF (0.87 Acres)
	02082023

**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.

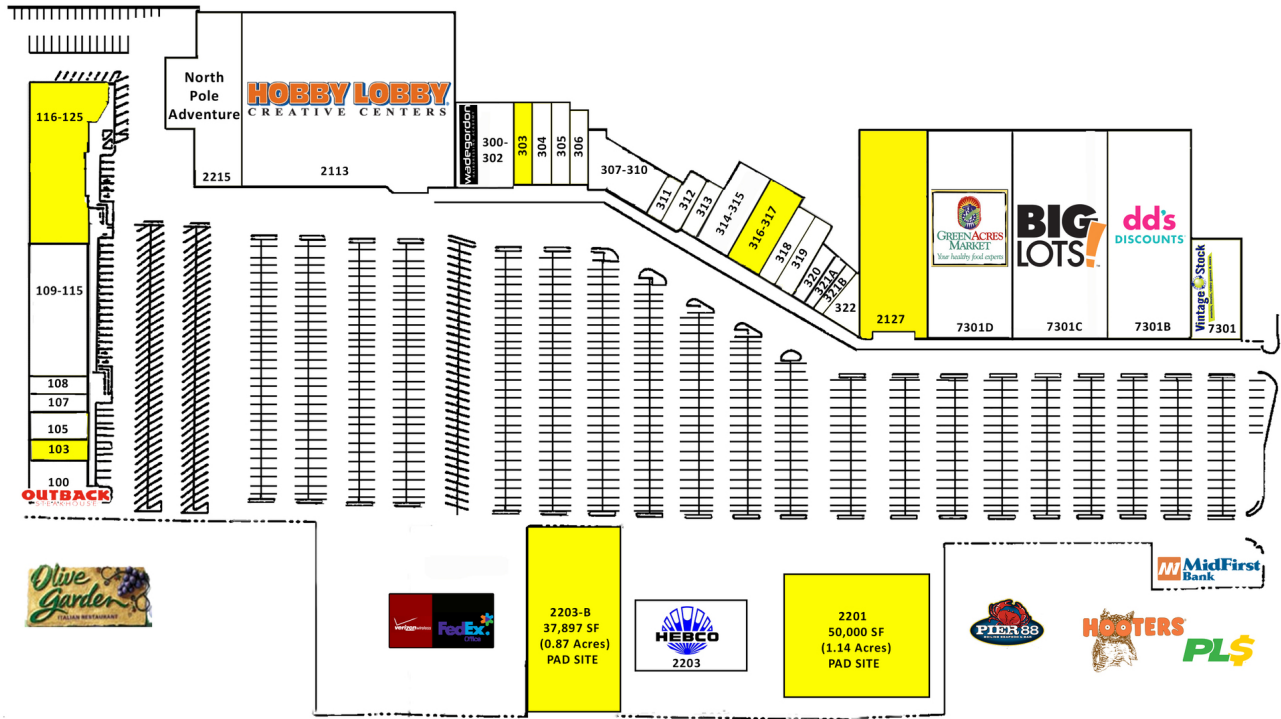
National retail located along this five mile stretch include Hobby Lobby, Conn's, Big Lots, Old Navy, Michaels, Marshalls, Ross Dress For Less, Skechers, Lane Bryant, Northern Tool, Lowes, Home Depot, Wal-Mart SuperCenter, Burlington, PetsMart, Dollar Tree, as well as national restaurant chains such 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.

**EV ERNST**  
405.843.7474  
eernt@pricedwards.com  
pricedwards.com

**GEORGE WILLIAMS, CCIM**  
405.239.1270  
gwilliams@pricedwards.com  
pricedwards.com

**AARON DIEHL**  
405.651.3308  
adiehl@pricedwards.com  
pricedwards.com

**JACOB SIMON**  
405.239.1248  
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SUITE	TENANT	SF
103	AVAILABLE	1,645
116-125	AVAILABLE	14,400
303	AVAILABLE	2,750

SUITE	TENANT	SF
316-317	AVAILABLE	6,000
2127	AVAILABLE	10,000
2201	PAD SITE - AVAILABLE (1.14 Acres)	50,000
2203-B	PAD SITE - AVAILABLE (0.87 Acres)	37,897

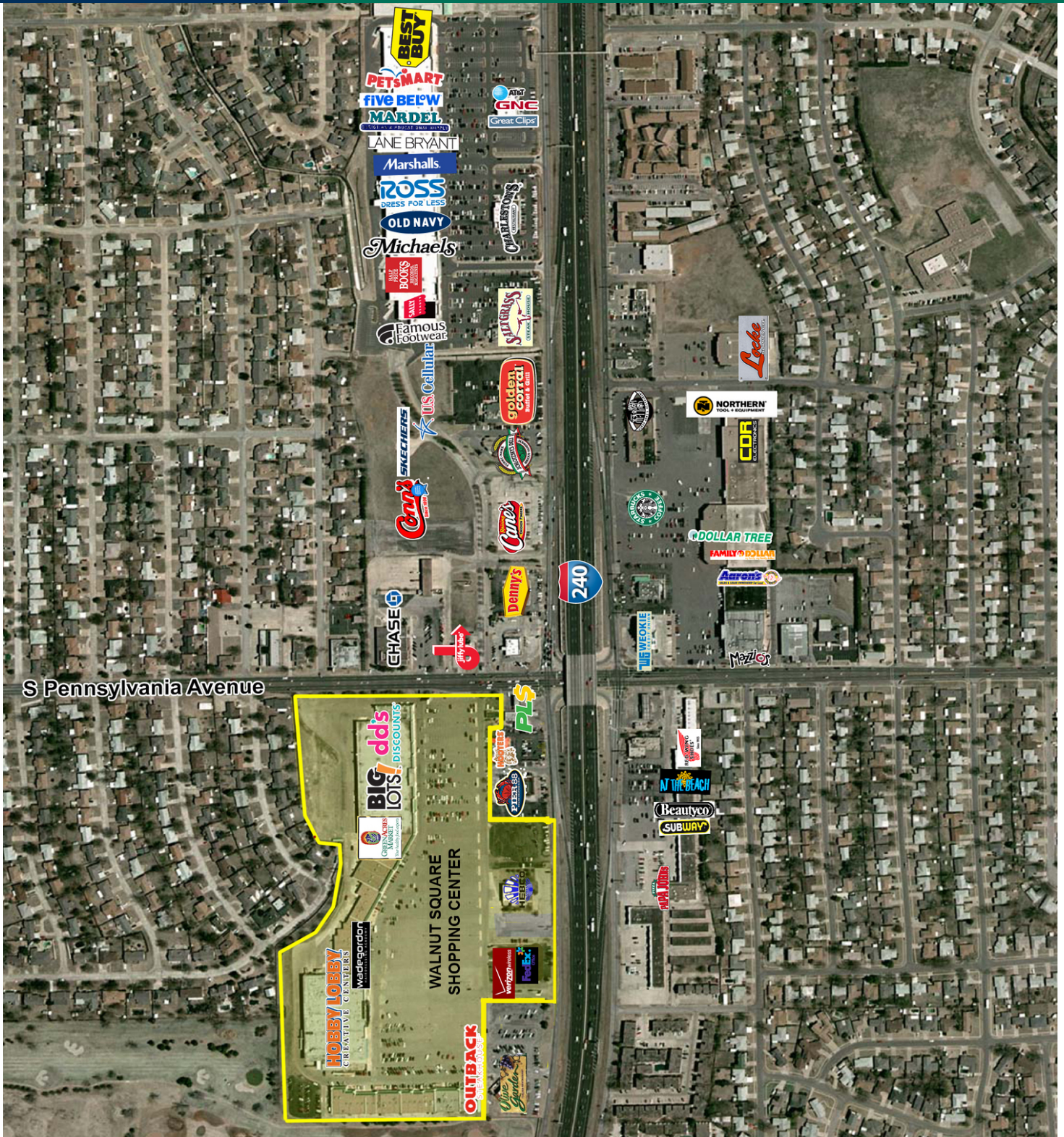
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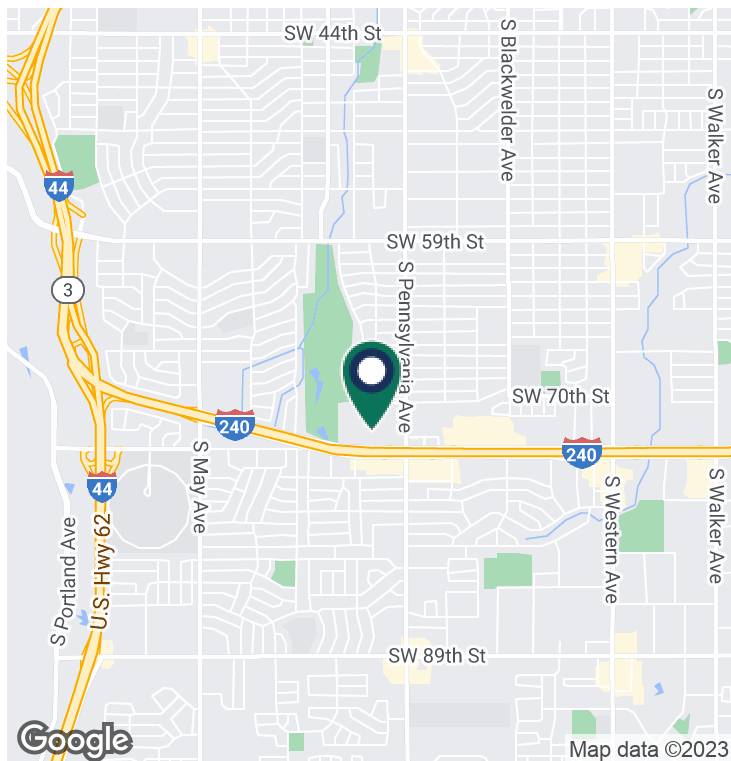
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**DEMOGRAPHICS (PER 2010 CENSUS; 5 MILES RADIUS)**

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)**

S Pennsylvania	North	24,100
S Pennsylvania	South	21,800
I-240	East	117,500
I-240	West	116,800

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