



## OFFERING SUMMARY

Lease Rate:	\$20.00 - 25.00 SF/yr (NNN)
Building Size:	10,808 SF
Available SF:	1,200 - 4,360 SF
Lot Size:	2.35 Acres
Year Built:	2021
Market:	Oklahoma City
Submarket:	Moore 101321

## PROPERTY OVERVIEW

Newly built strip center in Moore, OK. Conveniently located on highly trafficked Western Ave and adjacent to Westmoore High School.

End cap space is available with a drive thru.

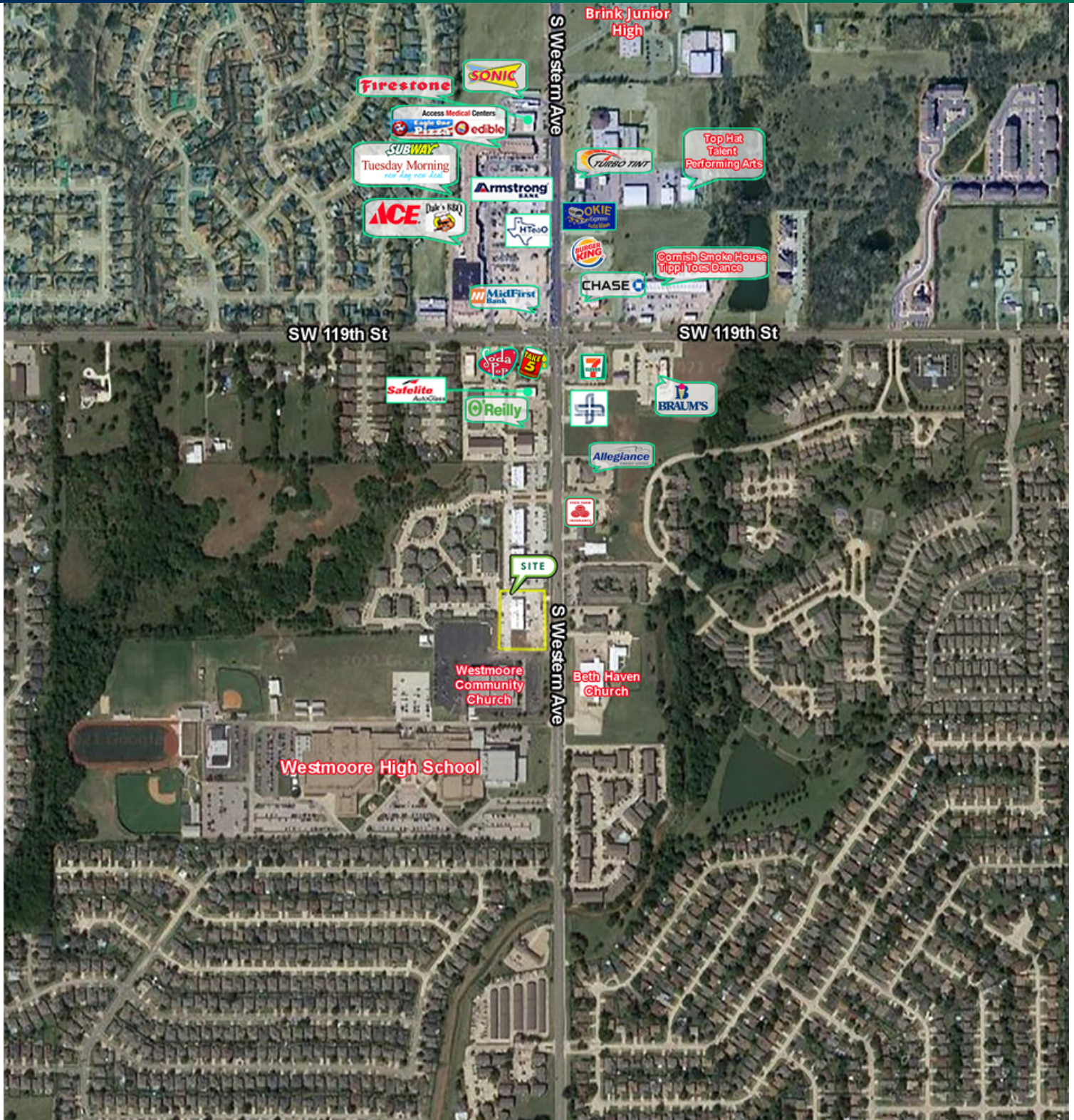
The center is located in Moore, OK, which is one of the fastest growing suburbs of OKC. The Property is located less than 13 miles from Downtown OKC, Will Rogers International Airport and Tinker Air Force Base. In addition, the University of Oklahoma (>31,000 students) is only 15 miles away from the site.

## PROPERTY HIGHLIGHTS

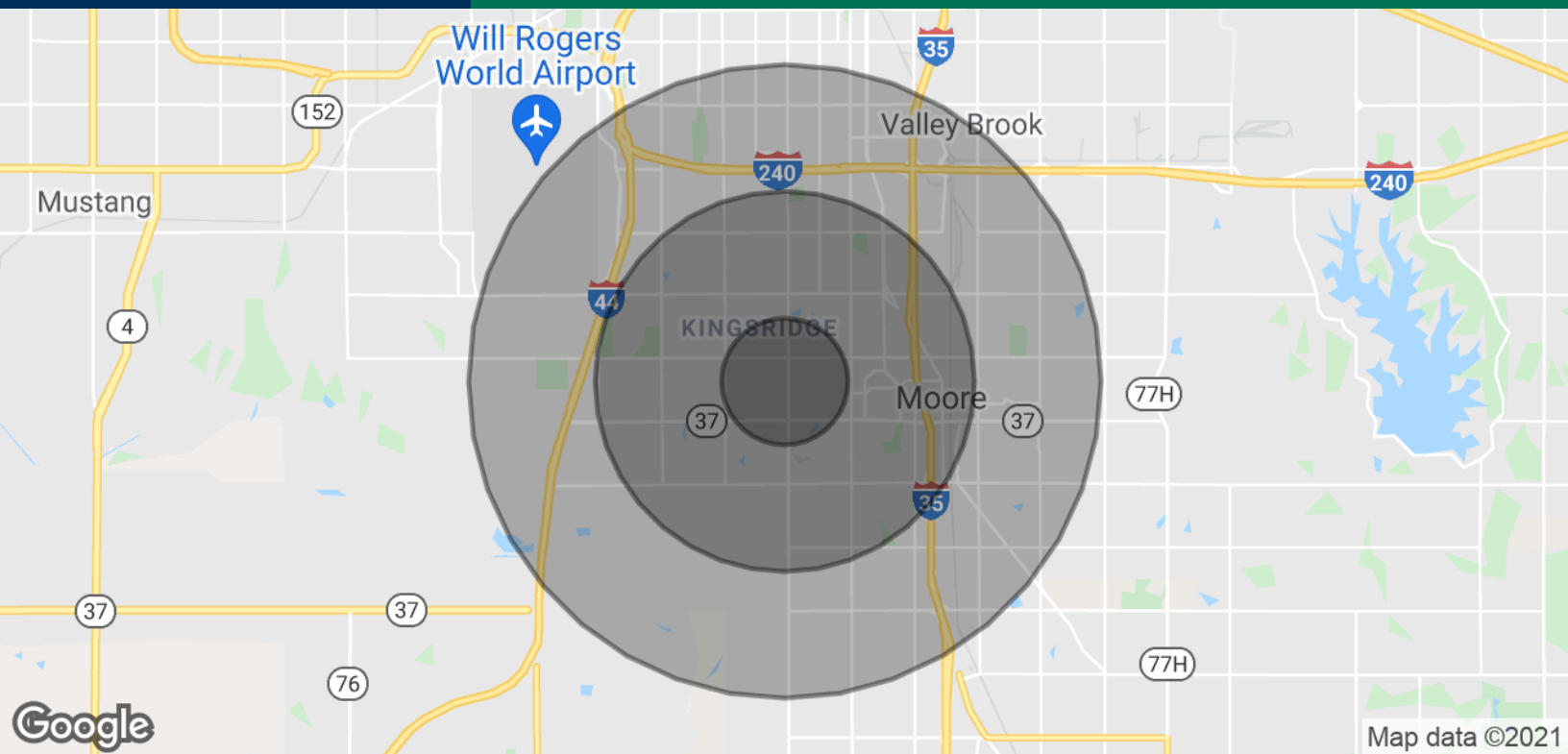
- End Cap
- Drive Thru
- New Construction

SPACES	LEASE RATE	SPACE SIZE
Suite C - D	\$20.00 - 25.00 SF/yr	1,200 - 4,360 SF

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**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	9,029	76,283	168,337
Average age	36.4	34.6	34.2
Average age (Male)	33.0	33.4	33.3
Average age (Female)	38.5	35.7	35.2

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	3,620	29,219	64,589
# of persons per HH	2.5	2.6	2.6
Average HH income	\$72,142	\$68,598	\$61,631
Average house value	\$151,746	\$150,662	\$138,155

\* Demographic data derived from 2010 US Census

**TRAFFIC COUNT**

S Western Ave	north	19,403
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