

RETAIL SPACE FOR LEASE

COUNTRY CLUB VILLAGE

2800 NW Grand Blvd, Oklahoma City, OK
73116



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Executive Summary



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	8,000 SF
Available SF:	3,200 - 8,000 SF
Lot Size:	42,294 SF
Number of Units:	3
Year Built:	2027
Zoning:	SPUD

PROPERTY OVERVIEW

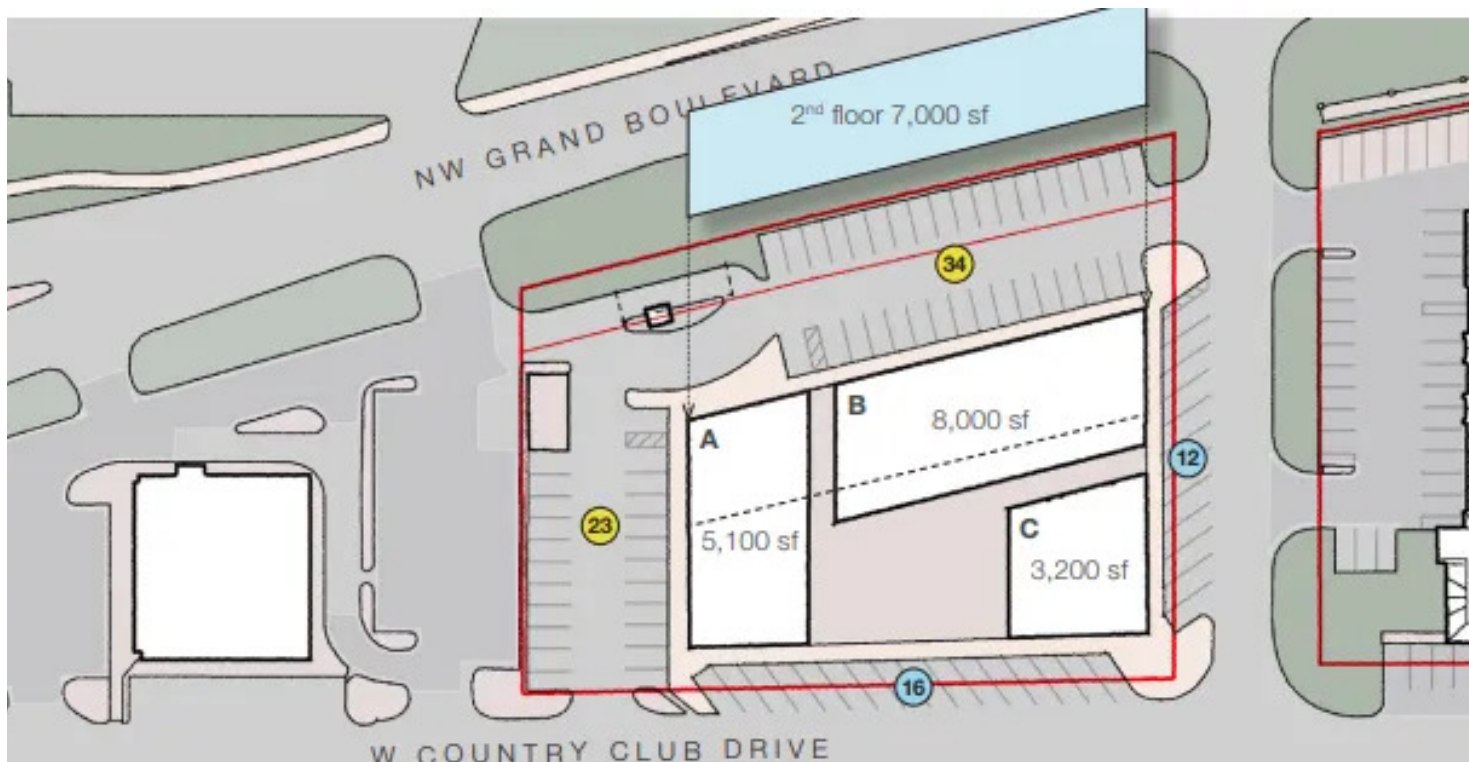
Ground-floor storefronts invite foot traffic, wide sidewalks create a true pedestrian feel, and free surface parking makes every visit effortless. All buildings are now pre-leasing - be part of it from day one.

The property sits at the doorstep of Nichols Hills - a prestigious, tree-lined suburb founded in 1929 and known for its winding streets, historic estates, and enduring sense of community - in one of Oklahoma City's most established and affluent enclaves. Just minutes away, residents and visitors enjoy upscale shopping and dining at Nichols Hills Plaza and The Triangle at Classen Curve, scenic green space along Grand Boulevard Park and the Grand Boulevard Trail, and access to the Western Avenue corridor's boutiques and restaurants. It's a setting that pairs timeless residential charm with vibrant, walkable amenities - making Country Club Village one of OKC's most desirable addresses.

SPACES	LEASE RATE	SPACE SIZE
Building A	Negotiable	5,100 SF
Building B	Negotiable	8,000 SF
Building C	Negotiable	3,200 SF
Building A	Negotiable	7,000 SF

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Additional Photos



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Additional Photos

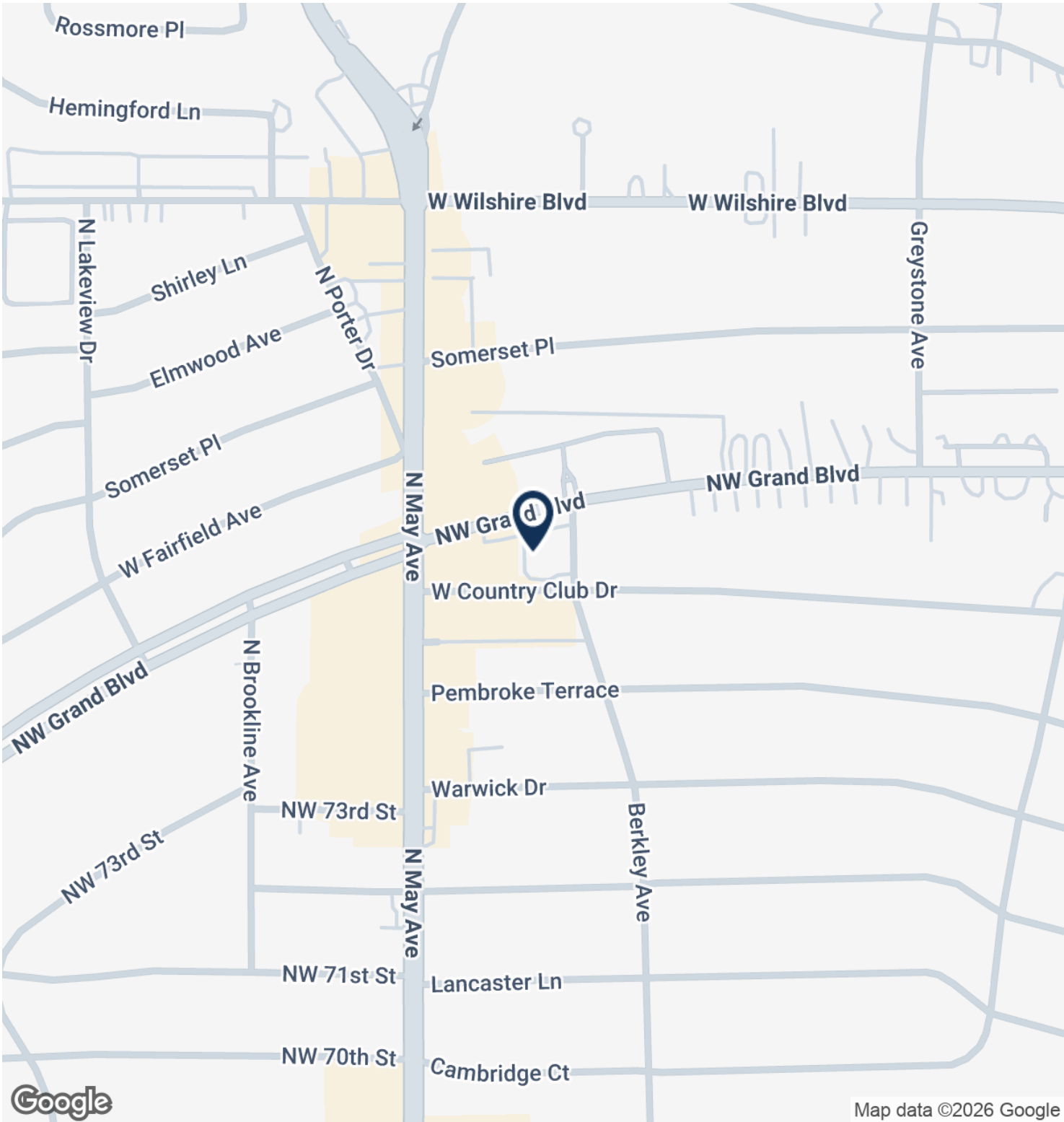


MORE RETAIL NEARBY

	~0.7 mi		~1.9 mi		~2.0 mi
	~1.6 mi		~2.0 mi		~2.1 mi

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Location Map

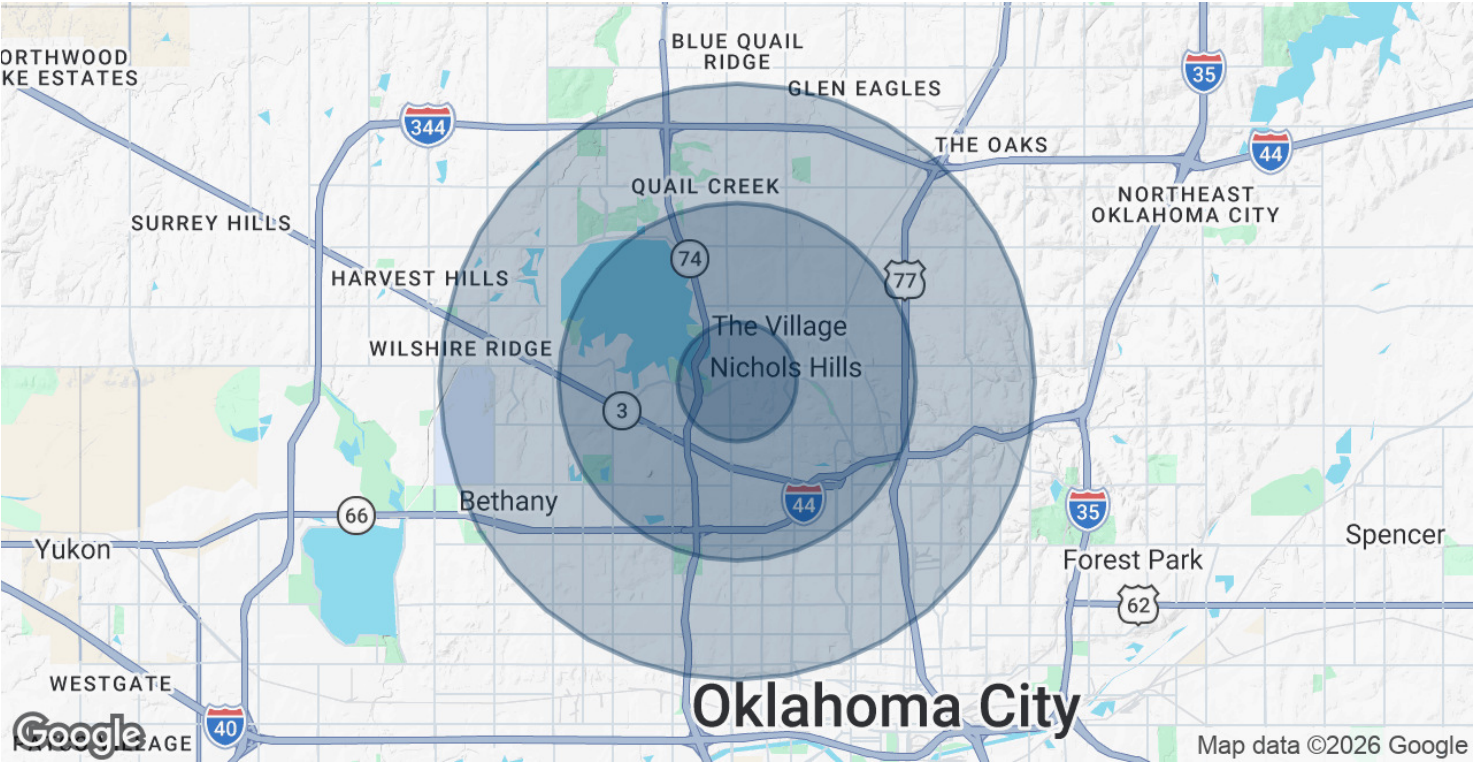


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Demographics Map & Report



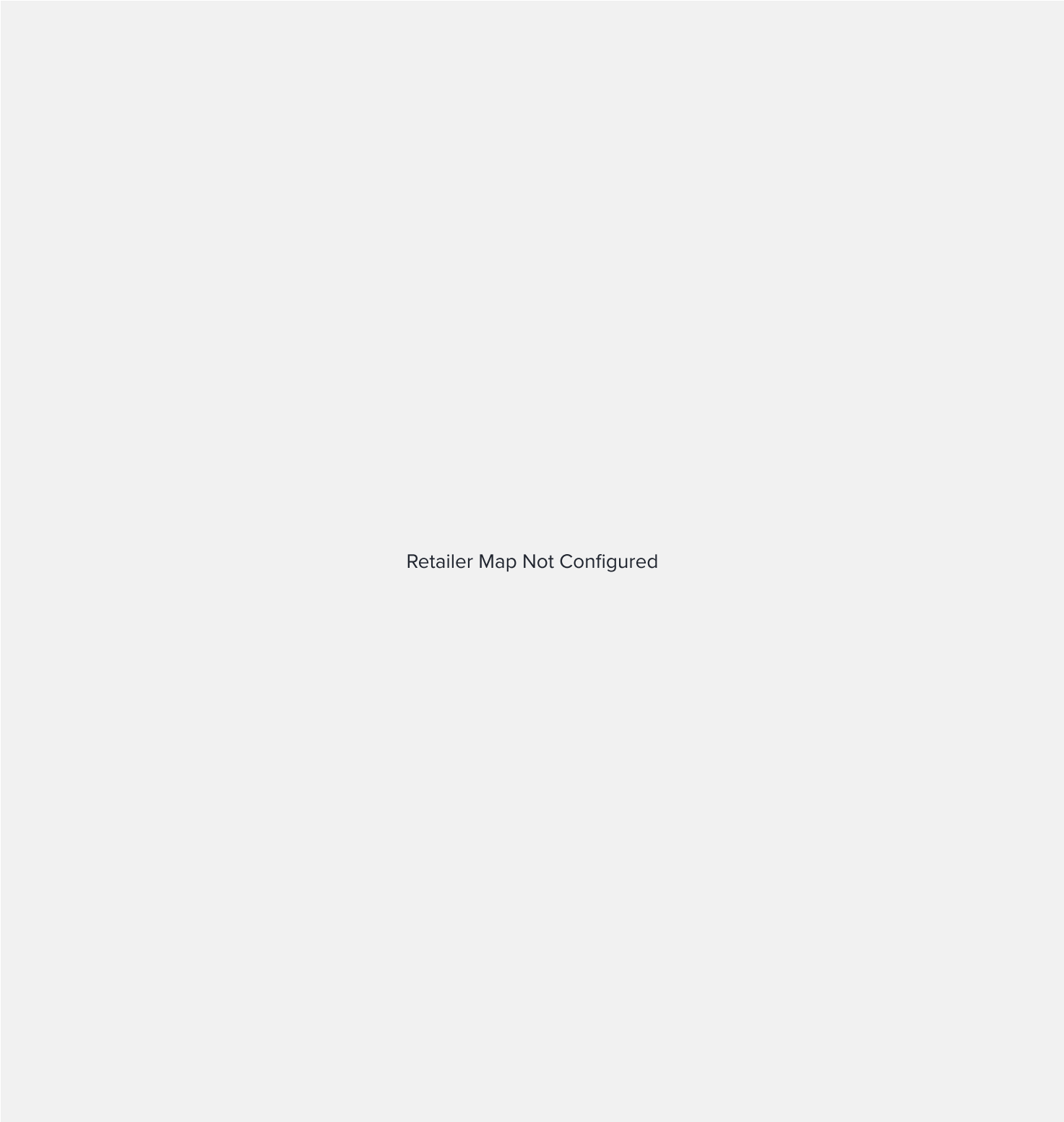
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,974	74,235	220,965
Average Age	44.1	39.4	36.7
Average Age (Male)	43.6	38.7	36.6
Average Age (Female)	44.9	40.0	37.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,957	35,780	101,220
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$161,252	\$99,534	\$87,697
Average House Value	\$413,159	\$291,086	\$253,075

2023 American Community Survey (ACS)

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Retailer Map



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