

## LAND RUN TOWN CENTER

4334 W OWEN K GARRIOTT RD, ENID, OK 73703



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### Lease Rate

\$22.00 SF/yr (NNN)

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### PROPERTY DESCRIPTION

This vibrant shopping destination features strong national co-tenants including Academy Sports + Outdoors, Ulta Beauty, Buckle, Famous Footwear, Maurices, and Bath & Body Works. Currently offering 1,600 SF of versatile retail space ideal for boutique retail, specialty stores, service-oriented businesses, or food concepts. The shopping center benefits from significant daily traffic, ample parking, and exceptional visibility along W Owen K Garriott Road, one of Enid's primary commercial thoroughfares.

### PROPERTY HIGHLIGHTS

- Available: 1,600 SF
- Rate: \$22.00/NNN
- Co Tenants: Academy, Ulta, The Buckle, Famous Footwear, Maurices, and Bath & Body Works
- High-Traffic Retail Corridor
- Parking Ratio: 5.85/1,000 SF

### OFFERING SUMMARY

<b>Lease Rate:</b>	\$22.00 SF/yr (NNN)
<b>Number of Units:</b>	10
<b>Available SF:</b>	1,600 SF
<b>Lot Size:</b>	11.26 Acres
<b>Building Size:</b>	37,309 SF

SPACES	LEASE RATE	SPACE SIZE
4406 Suite C	\$22.00 SF/yr	1,600 SF

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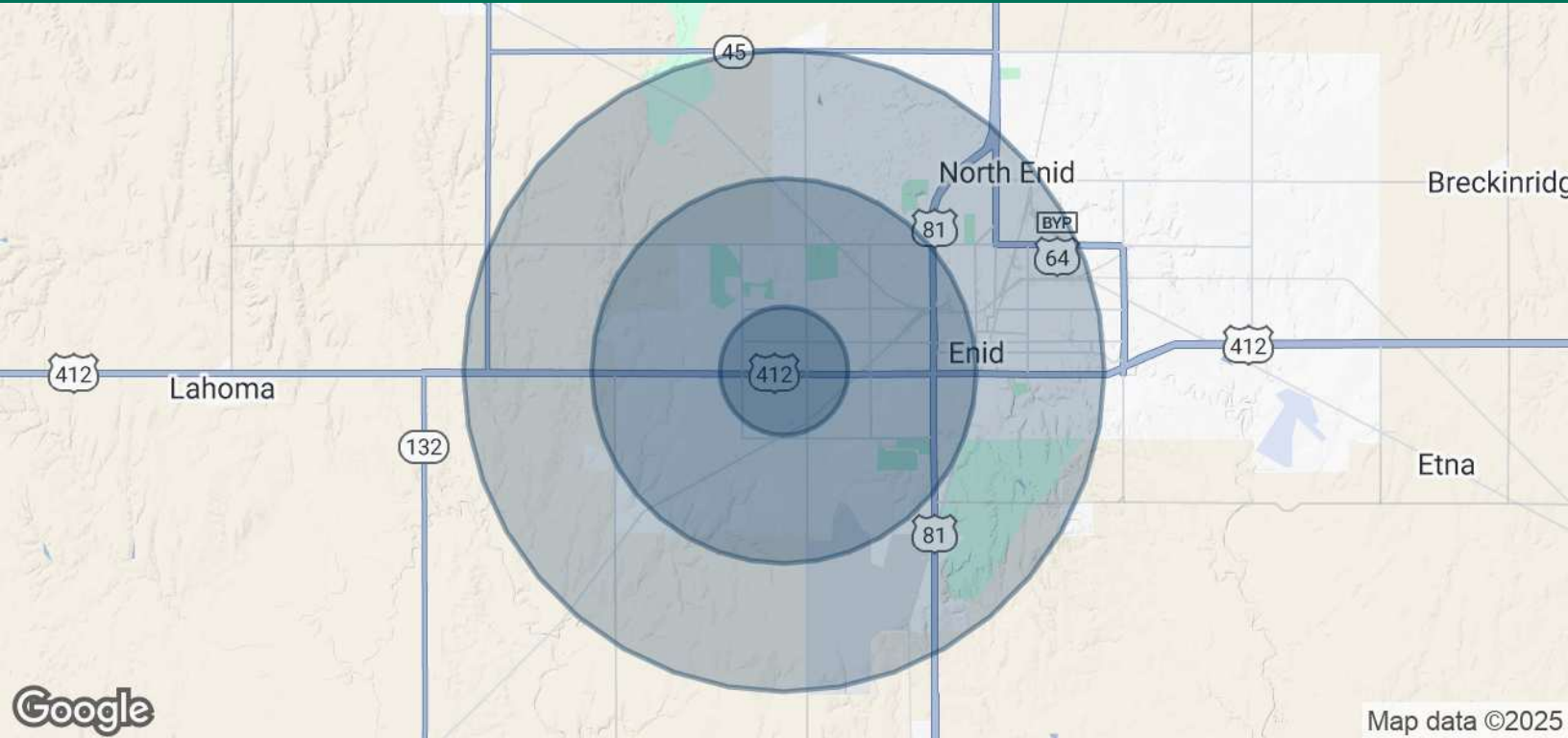
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POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	4,839	20,337	40,105
<b>Average Age</b>	39.4	42.2	39.1
<b>Average Age (Male)</b>	34.0	40.6	37.2
<b>Average Age (Female)</b>	44.7	44.6	41.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	2,112	8,687	16,392
<b># of Persons per HH</b>	2.3	2.3	2.4
<b>Average HH Income</b>	\$59,187	\$65,950	\$58,164
<b>Average House Value</b>	\$120,150	\$111,551	\$96,033

2020 American Community Survey (ACS)

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