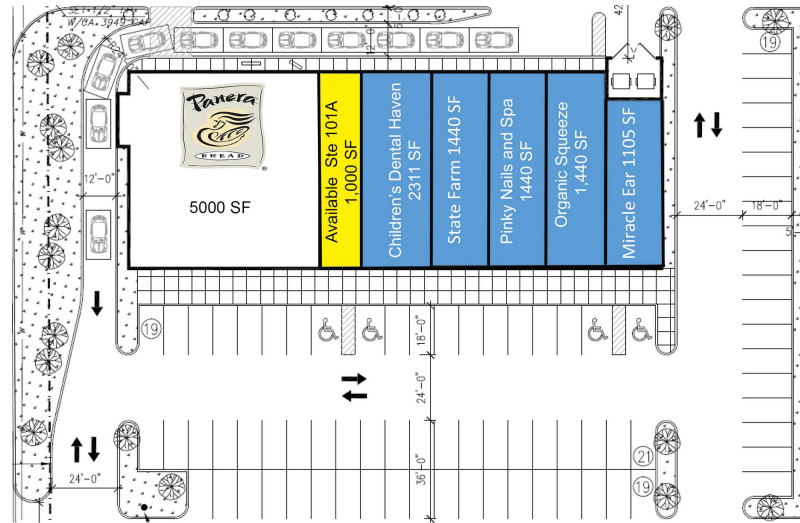


SHOPPES AT MCAULEY PLAZA

4210 W MEMORIAL RD, OKLAHOMA CITY, OK 73134



PROPERTY DESCRIPTION

Located in a rapidly growing area of northwest Oklahoma City, Shoppes at McAuley Plaza serves several new high income housing additions, mixed use retail/office complexes, and medical facilities.

McAuley Place sits at the intersection of McAuley and Memorial, with direct access to Kilpatrick Turnpike resulting in a heavy flow of traffic. An average of 47,000 cars pass daily along the Kilpatrick alone. Gaillardia, a private golf community is directly to the west of the center.

Mercy Health Center resides across the highway with approximately 300 beds and a recent addition, the Oklahoma Heart Hospital, specializing in heart health care.

TRAFFIC COUNTS

Location	Direction	Traffic Count
Memorial Rd	east west	31,474 23,060
John Kilpatrick Turnpike	east	49,491
John Kilpatrick Turnpike	west	44,757

OFFERING SUMMARY

Lease Rate	\$28.00 SF/yr (NNN)
Available SF:	1,000 SF
Building Size:	13,500 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 101A	\$28.00 SF/yr	1,000 SF

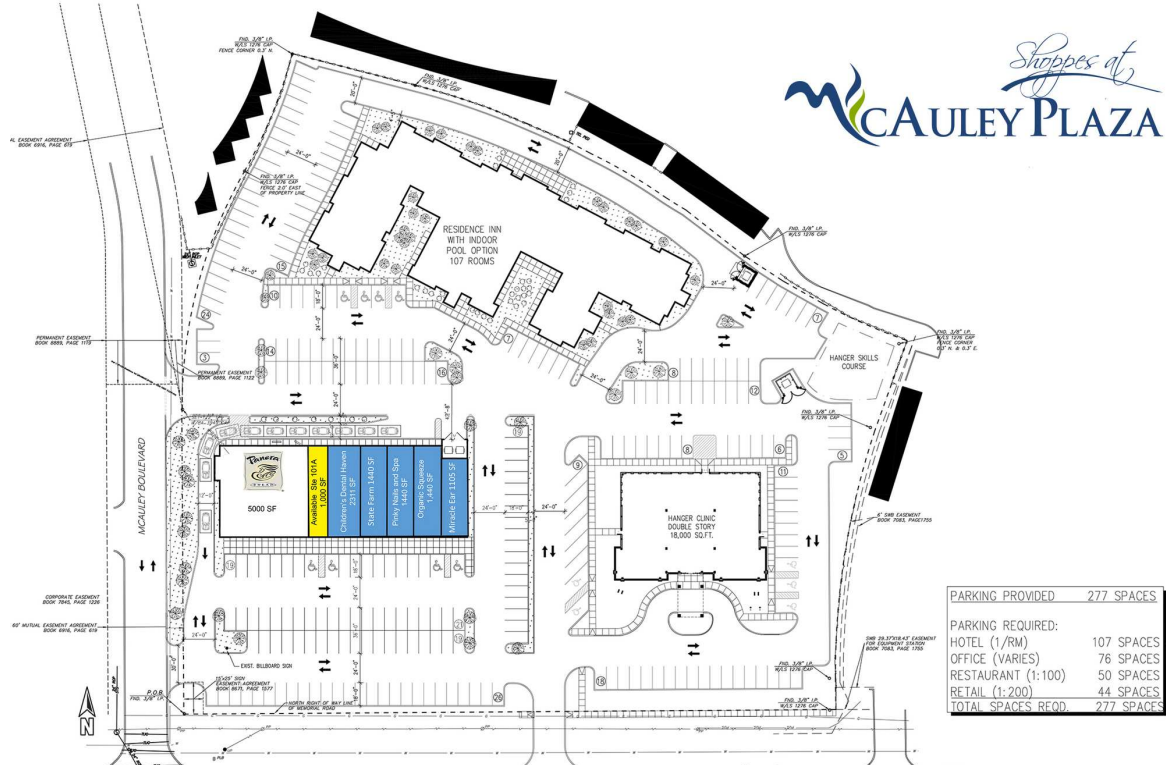
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SHOPPES AT MCAULEY PLAZA

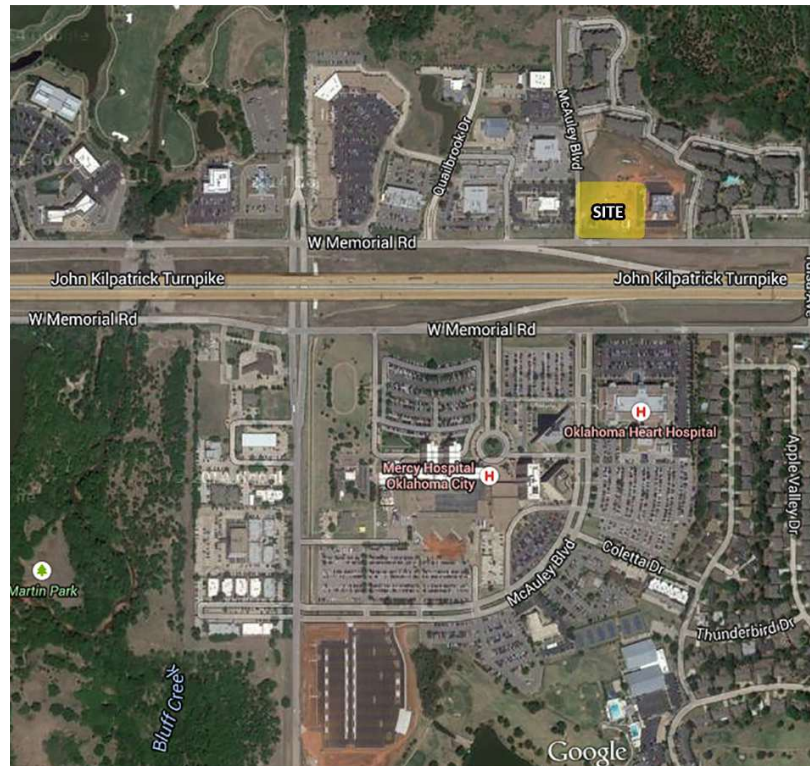
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,493	133,954	454,988
Average Age	44.8	37.8	35.6
Average Age (Male)	44.0	35.9	34.3
Average Age (Female)	44.9	39.0	36.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,689	58,182	188,730
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$102,280	\$79,580	\$69,189
Average House Value	\$240,040	\$189,384	\$182,362

* Demographic data derived from 2020 ACS - US Census 02252025



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