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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1,530
Lease Rate:	$16.00 NNN
Lot Size:	1.35 Acres
Year Built:	2007
Building Size:	5,558 SF
Zoning:	C-3
Market:	Oklahoma City Metro
Submarket:	South Oklahoma City

PROPERTY OVERVIEW

The Towne South Plaza is located off the busy intersection of I-240 and S Walker. Directly across the street from Academy Sports, this retail location features high visibility and easy access into the center.

PROPERTY HIGHLIGHTS

- Quality Build Out
- Ample Parking
- Just South of I-240
- Major OKC Retail Corridor
- Multiple Signage Opportunities

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ADDITIONAL PHOTOS





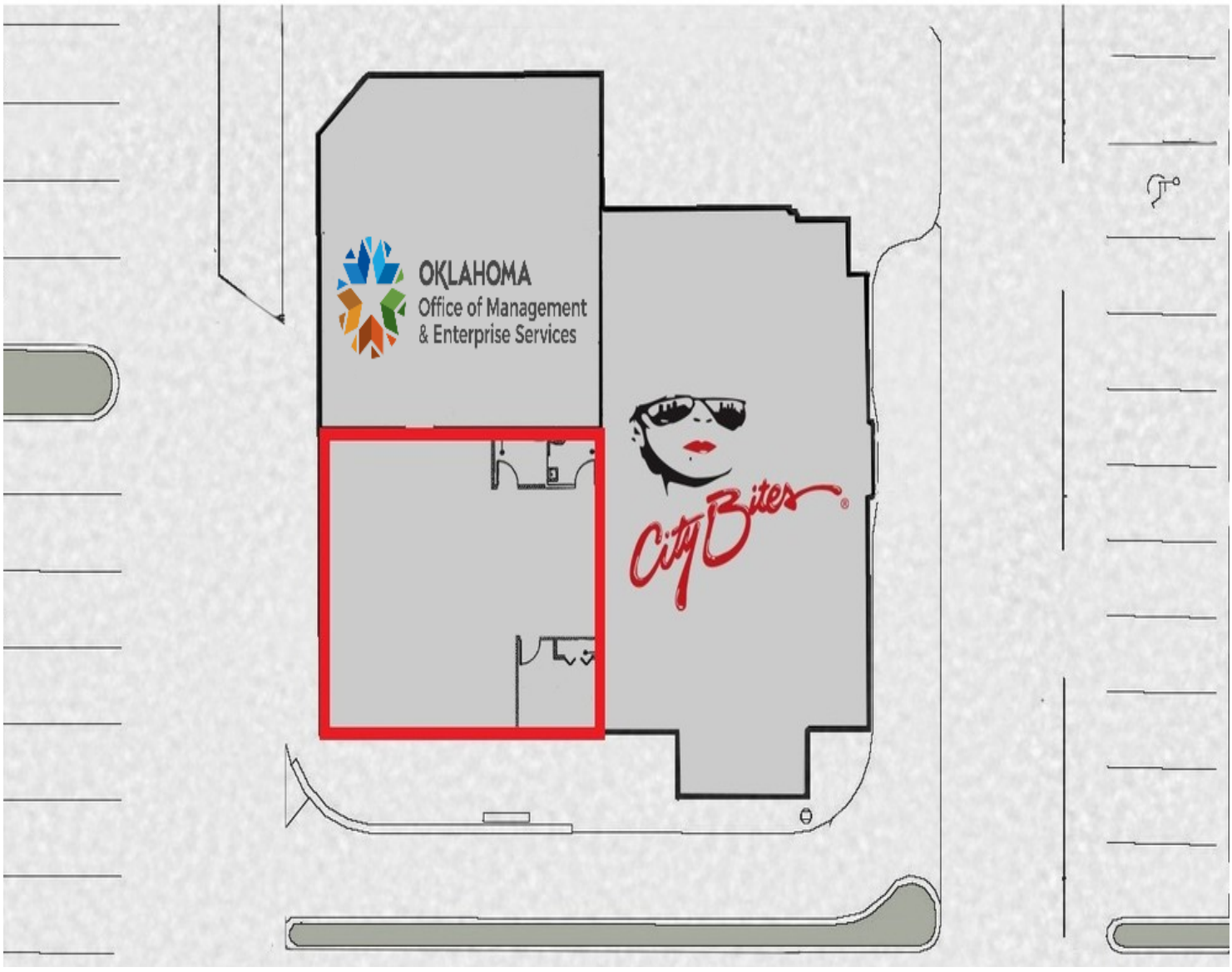
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SITE PLAN



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AERIAL MAP



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RETAILER MAP



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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,021	97,127	222,148
Median age	33.7	33.5	32.4
Median age (Male)	34.7	32.8	31.5
Median age (Female)	33.7	34.5	33.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,310	37,098	81,720
# of persons per HH	2.4	2.6	2.7
Average HH income	$42,089	$47,037	$49,183
Average house value	$116,204	$108,862	$116,805

** Demographic data derived from 2020 ACS - US Census*

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