

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

|                |                     |
|----------------|---------------------|
| Lease Rate:    | \$20.00 SF/yr (NNN) |
| NNN Rate:      | \$4.25 SF/yr        |
| Building Size: | 10,800 SF           |
| Available SF:  | 1,200-2,400 SF      |
| Lot Size:      | 5.61 Acres          |
| Year Built:    | 2004                |
| Zoning:        | C3                  |

### PROPERTY OVERVIEW

Glen Eagles Shopping Center is a well-established retail center positioned at the high-traffic corner of NW 150th Street and N. Western Avenue, right on the cusp of Northwest OKC and Edmond. The surrounding area is experiencing continued residential growth, with new home construction and strong neighborhood density driving consistent foot traffic to the center. With some of the best demographics in the metro, a thriving retail corridor, and top-rated Edmond schools nearby, this center attracts a loyal, high-income customer base, making it one of the most sought-after leasing opportunities in the north OKC market.

### PROPERTY HIGHLIGHTS

- Great Visibility
- Spaces available from 1,200–4,500 SF with flexible configurations
- Excellent visibility from 150th Street with prominent monument signage and abundant parking
- Ample Parking
- Ideal for food service, health and professional services, or specialty retail – existing co-tenancy includes a strong mix of regional operators
- Busy Corridor

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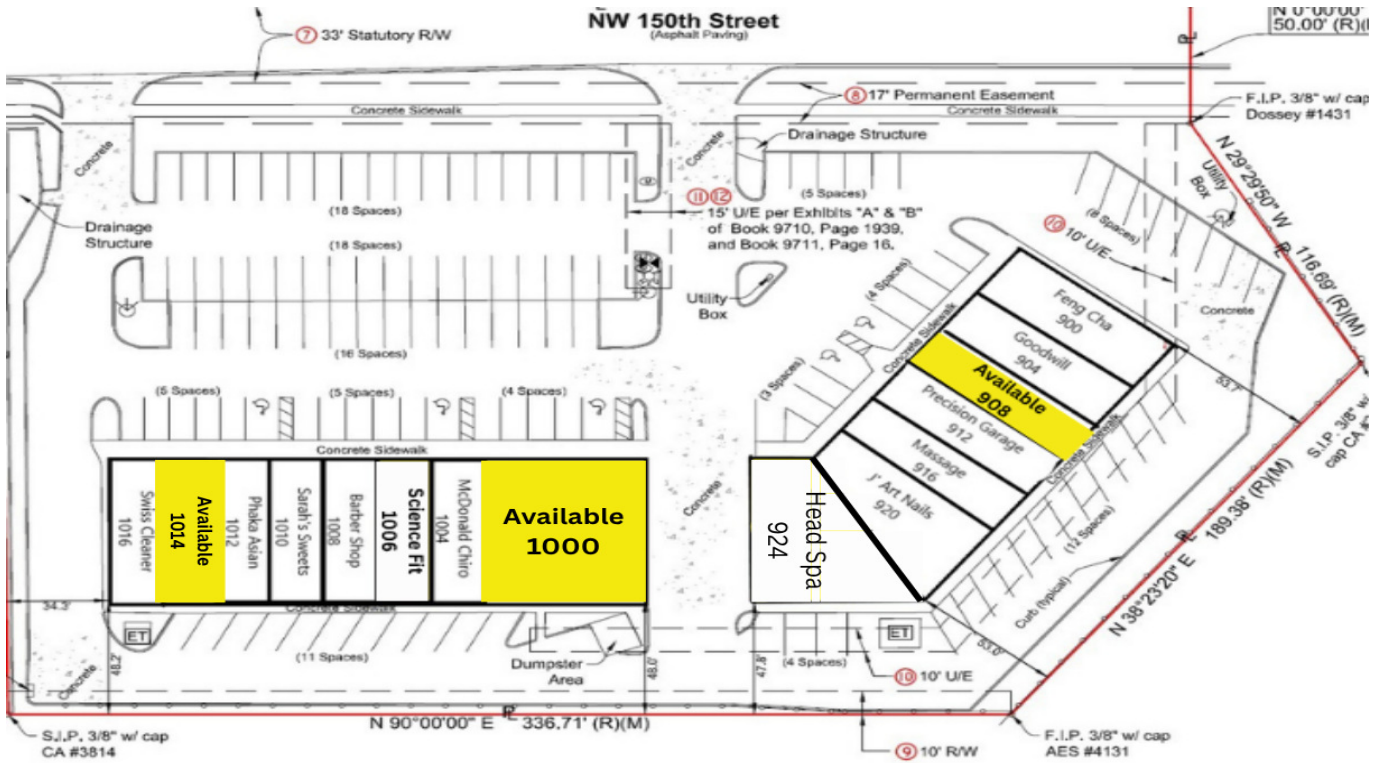
## ADDITIONAL PHOTOS



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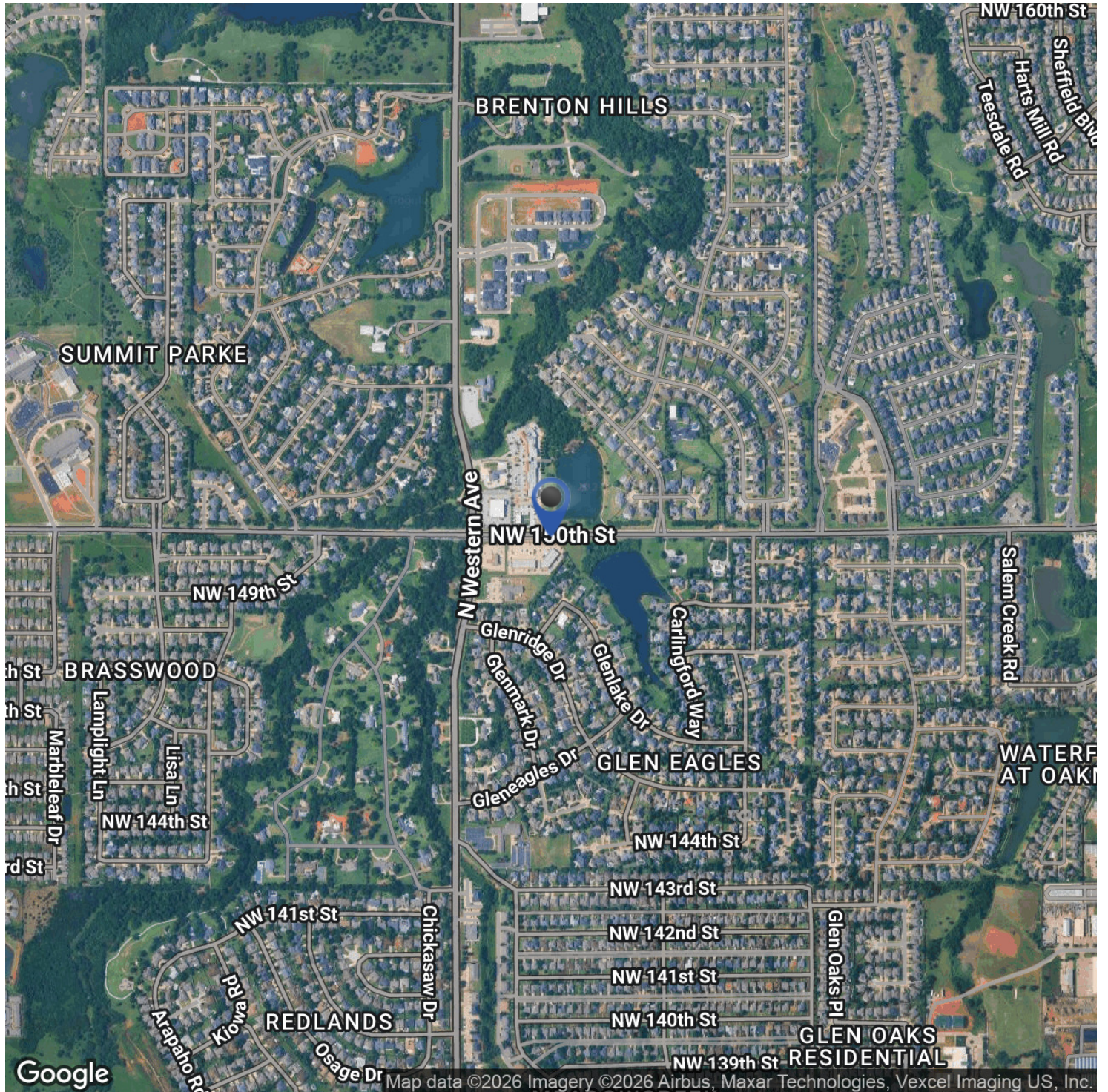
## SITE PLANS



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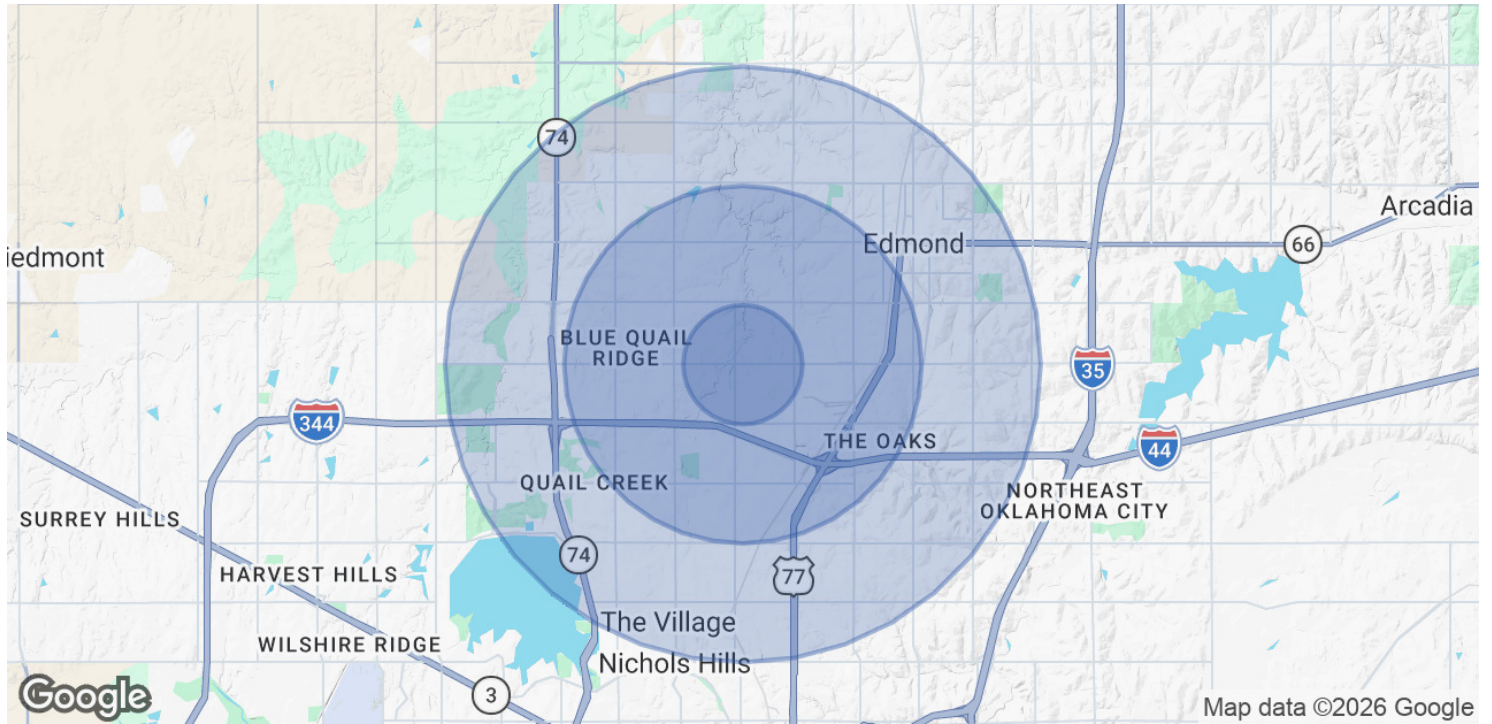
## LOCATION MAP



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## DEMOGRAPHICS MAP & REPORT



| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 8,197  | 77,416  | 182,297 |
| Average Age          | 39.1   | 35.5    | 35.5    |
| Average Age (Male)   | 38.9   | 33.6    | 33.7    |
| Average Age (Female) | 39.4   | 37.2    | 36.8    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 3,281     | 35,945    | 80,089    |
| # of Persons per HH | 2.5       | 2.2       | 2.3       |
| Average HH Income   | \$125,286 | \$79,513  | \$84,976  |
| Average House Value | \$237,375 | \$174,775 | \$201,100 |

2020 American Community Survey (ACS)

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