



RETAIL · MULTI-TENANT

1219-1223 N BROADWAY

MOORE, OKLAHOMA 73160

FOR LEASE

AVAILABLE

6,870 SF

TOTAL BUILDING

11,020 SF

NNN RATE

\$8-15 /SF

LAND

1.46 AC

RENOVATED / BUILT

2025 / 1974

Exclusively Listed By

Jonathan Thompson · (405) 406-4045

[TrioCRE.com](https://trioCRE.com)

3856 S. Boulevard, Suite 240 · Edmond, OK

Lease Opportunities

TWO SUITES. ONE CENTER.

1219-1223 N. Broadway delivers two contiguous lease bays on Moore's main retail corridor — a **1,600 SF retail bay (Suite 1221)** and a **5,270 SF warehouse-and-storefront combo (Suite 1223)** — combinable to **6,870 SF** for tenants who need broader frontage, drive-thru potential, or rear yard access. Existing anchor tenants (Studio 22 Hair Salon and Global Premier Staffing) confirm steady daily traffic across the center.

Suite 1221	Suite 1223	Combined
RETAIL BAY 1,600 SF · MOVE-IN READY	WAREHOUSE + RETAIL 5,270 SF · DRIVE-THRU POTENTIAL	1221 + 1223 UP TO 6,870 SF CONTIGUOUS
\$15.00 Per SF · NNN	\$8.00 Per SF · NNN	\$13.00 Per SF · NNN · Blended
AVAILABLE SF 1,600 SF	AVAILABLE SF 5,270 SF	AVAILABLE SF 6,870 SF
LEASE TYPE NNN	LEASE TYPE NNN	LEASE TYPE NNN · Blended Rate
FRONTAGE Direct on N. Broadway	OH DOORS 3 overhead doors · rear access	LAYOUT Open showroom + warehouse + yard
USE Retail · Service · Office	YARD Rear yard space included	FRONTAGE Full Broadway exposure
TERM Negotiable — 3-yr+ preferred	DRIVE-THRU Layout permits drive-through configuration	TERM 5-yr+ preferred
BEST FOR Quick-serve retail, professional service, boutique, salon	BEST FOR Auto, fulfillment, drive-thru F&B, contractor showroom, fitness	BEST FOR Specialty retail, fitness, fulfillment, large-format service
<i>In-line bay with strong walk-in trade — sits beside Studio 22 Hair Salon, which has built a regular client base on this corridor.</i>	<i>Rare combination of Broadway retail frontage and rear loading/yard — uncommon in Moore's small-bay inventory at this rate.</i>	<i>Combined demise blends street-front retail visibility with full warehouse functionality and yard — a rare configuration for a sub-7,000 SF box.</i>

Property Highlights

VISIBILITY. TRAFFIC. DEMAND.



BUILDING SIZE	11,020 SF
RENOVATED / BUILT	2025 / 1974
LAND SIZE	1.46 AC
FRONTAGE	197' · 2 CURB CUTS
PARKING	45 SPACES · 4.08 / 1,000
ZONING	C-3 RETAIL / COMMERCIAL

MOORE'S MAIN CORRIDOR

197 feet of frontage on N. Broadway with two curb cuts — Moore's primary north-south retail spine, just 0.3 miles from I-35 access.

2025 RENOVATION

Original 1974 construction extensively renovated in 2025 — refreshed façade, mechanicals, roof attention, and tenant-controlled HVAC throughout each suite.

STABILIZED TENANT BASE

Two anchor tenants — Studio 22 hair salon (Suite 1211) and Global Premier Staffing (Suite 1219) — generate consistent foot and professional traffic alongside available bays.

STRONG VEHICULAR COUNTS

18,606 VPD on NW 12th St (0.12 mi); 7,090 VPD directly on N. Broadway — exceptional retail exposure for a small-bay strip center in this submarket.

ABUNDANT PARKING

45 surface spaces at a 4.08/1,000 SF ratio — front-door convenience for retail customers, professional service clients, and warehouse/yard users.

DRIVE-THRU & YARD POTENTIAL

Suite 1223's three overhead doors, rear yard access, and layout flexibility make drive-thru retail, contractor, or fulfillment uses rare and viable on this corridor.

Key Attributes

HOMETOWN VISIBILITY. METRO REACH.

1219-1223 N. Broadway sits at the heart of Moore — the seventh-largest city in Oklahoma and one of the fastest-growing suburbs in the OKC metro. The property anchors Moore's main retail corridor with dense neighborhoods to the north, established commercial nodes along NW 12th St, and direct ramp access to **I-35 just 0.3 miles west**. The 2025 renovation modernizes a center with deep tenant tenure, while the two remaining suites deliver immediate flexibility — from a 1,600 SF retail bay to a combined 6,870 SF demise with overhead doors and yard.

SOUTH-METRO SPINE

Moore is the south-metro retail catchment between Oklahoma City and Norman — capturing daytime spend from both directions along I-35, with more than 450,000 residents within 10 miles.

DIVERSE USE PROFILE

C-3 zoning supports retail, service, office, restaurant (incl. drive-thru), warehouse, and contractor uses. The combined demise unlocks larger formats rarely available at this rent in Moore.

RETAIL-CALIBER VISIBILITY

Direct Broadway frontage with two curb cuts, façade signage opportunities, and 7,090 VPD passing daily — among the highest-traffic small-bay strip centers in the Moore submarket.

STABILIZED TENANCY + VACANCY

The center sits at 100% occupancy on its existing tenant base. Two contiguous available suites position the next tenant alongside an established hair salon and professional staffing anchor.

Whether you're opening a quick-serve retail bay, a flex contractor showroom, or a full-service drive-thru — 1219-1223 delivers the corridor visibility, parking, and configuration to convert traffic into customers.

ANCHORED TODAY. AVAILABLE NOW.



SUITE 1211 · STUDIO 22 — EXISTING ANCHOR TENANT

1219-1223 currently houses **two stabilized tenants** who anchor the center's daily traffic — a long-running hair salon (Studio 22) and a regional staffing company (Global Premier Staffing). Both businesses have built consistent client bases on this corridor.

The two contiguous suites being marketed (1221 and 1223) position the next operator **alongside this established tenant mix**, with full Broadway frontage to either side.

Suites can be leased **individually** for focused retail or warehouse use — or **combined** into 6,870 SF for tenants who need broader frontage, drive-thru potential, or rear yard access.

1211

OCCUPIED

Studio 22 Hair Salon

Anchor Tenant

1219

OCCUPIED

Global Premier Staffing

Professional Services

1221

AVAILABLE

Retail Bay · Move-In Ready

1,600 SF

\$15.00 /SF NNN

1223

AVAILABLE

Warehouse + Retail · 3 OH Doors · Yard

5,270 SF

\$8.00 /SF NNN

Combined 1221 + 1223 — 6,870 SF contiguous at \$13.00 NNN blended. Full Broadway frontage, three overhead doors, rear yard, and drive-thru potential. Demising flexibility available; floor plan provided upon request.

Location & Connectivity

MOORE'S I-35 DOORSTEP.

0.3 MI	Direct I-35 Ramp Access via NW 12th St
12 MIN	Downtown Oklahoma City via I-35 North
15 MIN	Tinker Air Force Base via I-240
12 MIN	Norman & University of Oklahoma via I-35 South
19 MIN	Will Rogers International Airport — 11.3 mi

13.7 K
POPULATION
1-MI RING

83 K
POPULATION
3-MI RING

\$88 K
AVG HHI
3-MI RING

26 K
DAYTIME
3-MI RING

Moore is the **seventh-largest city in Oklahoma**, anchored on the I-35 retail corridor between downtown OKC and Norman/OU — the busiest spine in the OKC metro of 1.4 million residents.

The 3-mile trade area captures **83,104 residents and 26,499 daytime employees**, with median household income of \$75,253 — outpacing the broader OKC market average. Population is forecast to grow at **1.4% annually through 2030**, meaningfully ahead of the regional baseline.

Total specified consumer spending within 3 miles exceeds **\$972 million annually**, with food, transportation, and household categories leading. Daytime worker density supports lunch-hour and after-work retail demand seven days a week.

The property's location — 0.3 miles east of I-35 and 0.12 miles from the high-traffic NW 12th St / I-35 interchange (18,606 VPD) — places it at the busiest retail node in Moore.

MAJOR MOORE-AREA EMPLOYERS

Norman Regional Health Moore

Tinker AFB

Moore Public Schools

Walmart Supercenter

Lowe's

Warren Theatres

Mid-America Christian University

Moore consistently ranks among Oklahoma's **fastest-growing communities** — recognized for top-rated schools, sustained retail expansion along I-35, and one of the highest household incomes in the OKC south metro.

Exclusively Listed By

CONTACT **TRIO CRE.**

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