

THE SHOPPES OF FALL CREEK - 501 S. HARRAH ROAD, HARRAH, OK 73045

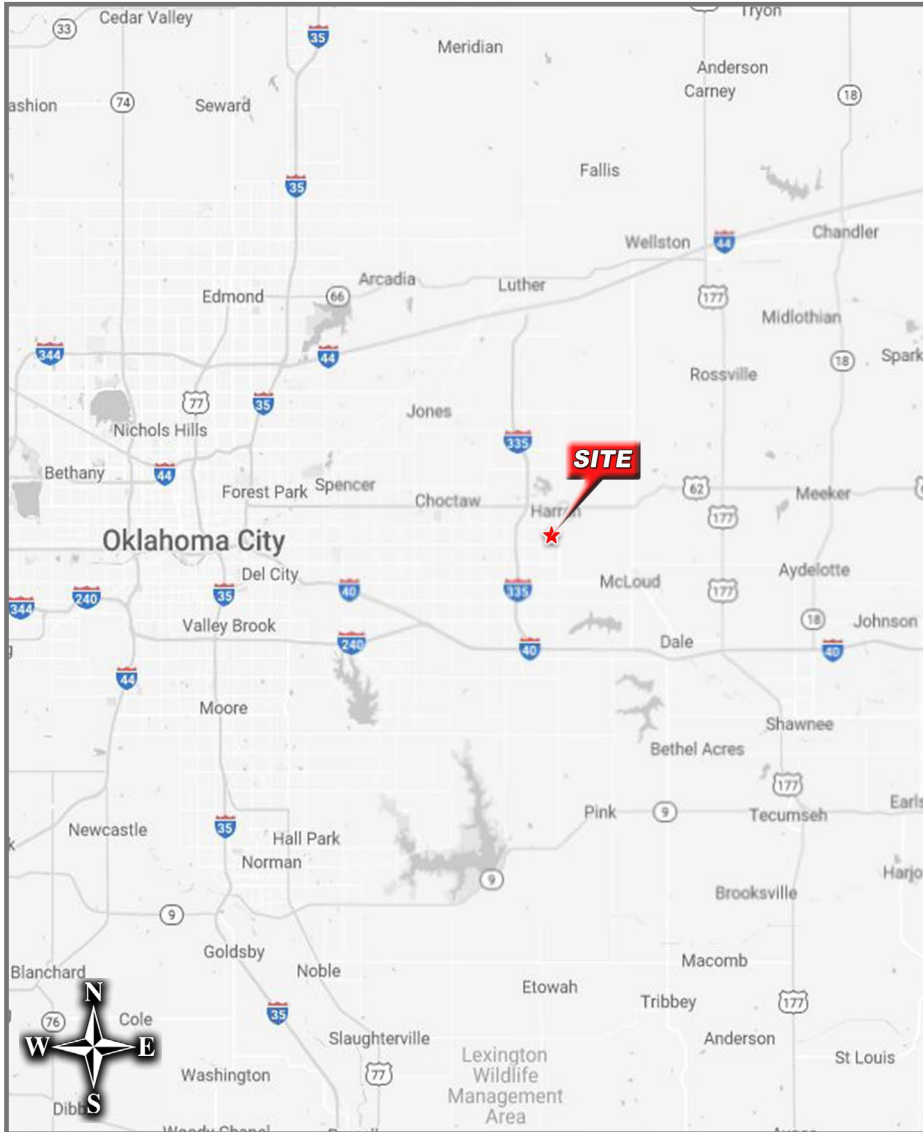


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RETAIL SITE GROUP, LLC
2932 NW 122ND STREET, STE 7
OKLAHOMA CITY, OK 73120



Property Details & Highlights

- Two Spaces available:
 - Suites 108 & 109 currently combined for 3,000 SF
 - 2nd Gen Restaurant Space
 - Can be divided into two 1,500 SF spaces
- Lease Rate: \$14.00 PSF NNN
- Located at the northwest corner of Harrah Rd and Landmark Dr just south of Reno Ave
- Nearby retailers include Harp's, Dollar Tree, Dollar General, Ace Hardware, Braum's, O'Reilly, Sonic, McDonald's and more
- Approximately 5 minutes / 3 miles from I-335 and

Traffic Counts

Harrah Rd: 6,900 VPD (ODOT 2022)

Reno Ave: 2,000 VPD (ODOT 2022)

Demographic Snapshot - 1-3-5 Mile Radius Rings

2024 POPULATION	DAYTIME POP.	AVG HH INCOME
1-Mile: 2,205	1-Mile: 1,385	1-Mile: \$101,496
3-Mile: 10,621	3-Mile: 7,836	3-Mile: \$99,280
5-Mile: 21,059	5-Mile: 15,161	5-Mile: \$109,854

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RETAIL AERIAL



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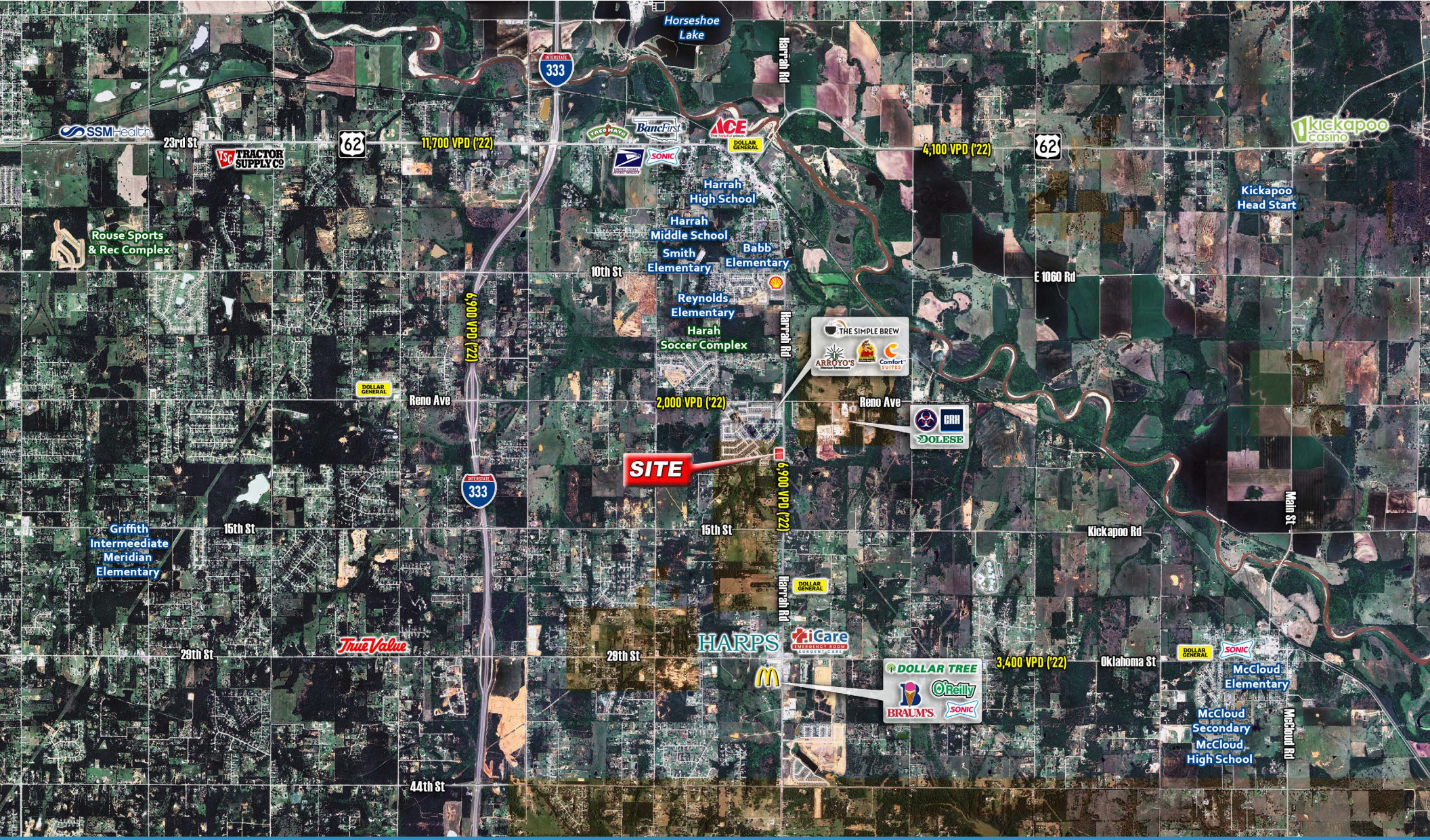
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MARKET AERIAL



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