

# DEVELOPMENT

For Lease/Sale/Build to Suit

# Royal Rock Retail Development



- 34,404 sf of small shop/jr. anchor for pre-lease-19th Street retail
- Drive-thru and end cap suites available
- Available Summer 2015
- Target retail shadow
- Excellent access & visibility
- Land for Sale, Build-to-Suit, and Land Lease

This retail development center fronting 19th Street is a part of a 40-acre retail use development at the Northwest Corner of 19th Street and Telephone Road. Anchor sites, in-line retail and pad sites are available.

The intersection is the heart for retail in the City of Moore. Royal Rock Center is situated West of the Super Wal-Mart and directly North of Home Depot, Dick's Sporting Good and Super Target. Other national retailers in the area include Warren Theater, Bed Bath & Beyond, Hobby Lobby, Gordman's, Kohl's, Lowe's, Shoe Carnival, Best Buy, Marshall's, Harley Davidson, Furr's Cafeteria, Chili's, Starbucks, Dollar Tree, Aldi's, Taco Bueno, Burger King, Subway, McDonald's, Carl's Jr., BancFirst, Quizno's, Chicken Express, Schlotzky's, Five Guys Burgers and LA Fitness.

RANDY S. VAILLANCOURT

GBR Properties, Inc. • 3030 NW Expressway, LL55 • Oklahoma City, OK 73112

405.848.9388 (office) • 405.210.6772 (mobile)

rvaillancourt@gbrproperties.com • www.gbrproperties.com



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## Demographics and Photos

### Demographics

	1 Mile	3 Mile	5 Mile
Population			
2013 Total Population:	7,108	69,828	119,644
2018 Population:	7,704	75,735	129,875
Pop Growth 2013-2018:	8.38%	8.46%	8.55%
Average Age:	33.50	34.30	35.70

### Households

2013 Total Households:	2,696	26,156	45,638
HH Growth 2013-2018:	8.61%	8.75%	8.77%
Median Household Inc:	\$56,360	\$58,266	\$59,911
Avg Household Size:	2.60	2.70	2.60

### Housing

Median Home Value:	\$121,040	\$139,901	\$151,341
Median Year Built:	1982	1988	1989

### Traffic Counts

On SW 19th and Telephone Rd	25,147 (2013)
On SW 19th St West of Fritts Blvd	24,830 (2013)
On SW 19th St East of I-35	8,332 (2013)
On S Telephone Rd South of SW 19th St	8,904 (2013)
On S Telephone Rd North of SW 19th St	15,246 (2013)
On I-35 North/South bound	109,400 (2010)

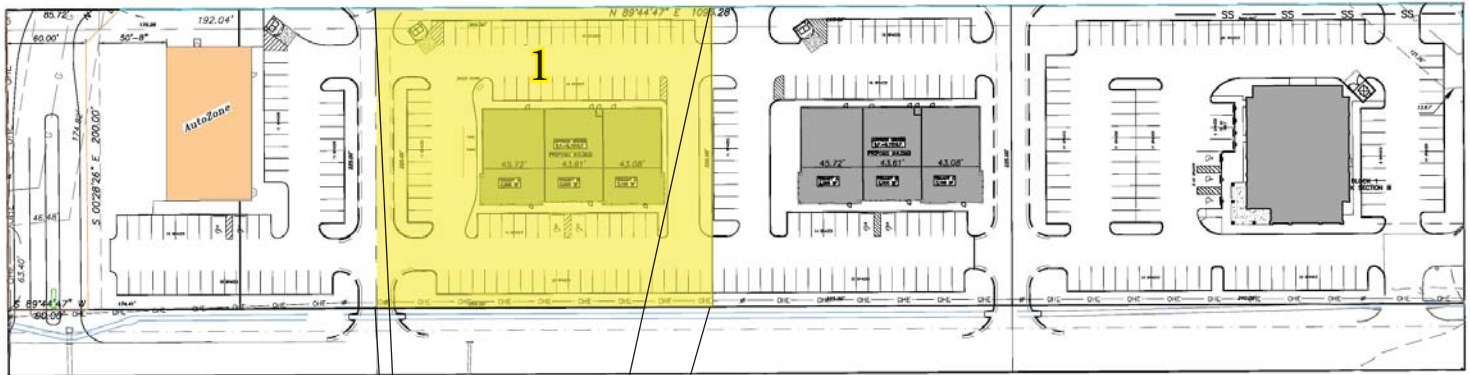


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Aerial



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## 1 761 SW 19th Street

- 9,424 sf Building for Lease
- \$28.00/sf
- \$20.00 allowance on a modified shell

## 2 721 SW 19th Street

- 42,689 sf - \$15.00/sf - For Sale or Build to Suit
- 185' (N/S) x 231' (E/W) Lot Size

## 3 617 SW 19th Street

- 27,830 sf - \$12.50/sf - For Sale or Build to Suit
- 230' (N/S) x 121' (E/W) Lot Size

## 4 607 SW 19th Street

- 91,114 sf - \$12.50/sf - For Sale or Build to Suit
- Irregular - 230' (N/S) x 396' (E/W) Lot Size

## 5 745 SW 19th Street

- 3,000 - 15,000 sf building for Lease

## 6 732 SW 19th Street

- 5 acres - \$9.00/sf

## 7

- Land for Sale - Under Contract
- 10.47 acres - \$7.50/sf

