

FOR LEASE

MOORE -  
BROADWAY  
RETAIL CENTER

1700 - 1704 SOUTH BROADWAY AVENUE,  
MOORE, OK 73160



**BANTA**  
Property Group

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## OFFERING SUMMARY

**Lease Rate:** \$15.50 - 16 SF/yr (\$3.17/SF NNN)

**Building Size:** 42,120 SF

**Available SF:** 1,620 - 10,378 SF

**Lot Size:** 2.87 Acres

**Year Built:** 2005

**Zoning:** C-3 / PUD City of Moore

**Traffic Count:** 16,000

## PROPERTY OVERVIEW

This well-maintained, professionally managed mixed-use office and retail shopping center offers a diverse tenant mix and excellent visibility along a high-traffic retail corridor. Multiple suites are available, some featuring convenient upstairs storage.

With large floor plate options, ample on-site parking, and affordable rental and NNN rates, this center provides an attractive opportunity for a wide variety of businesses. Its strong tenant synergy, accessible location, and professional management make it an ideal choice for retailers, service providers, and office users alike.

## PROPERTY HIGHLIGHTS

- Property Highlights
- Mixed-use office and retail shopping center with a strong tenant mix
- Multiple suites available, some with upstairs storage
- Large square footage options with flexible layouts
- Ample on-site parking
- Affordable rental rates and NNN cost
- Located in a high-traffic, established retail corridor
- Well-maintained and professionally managed property

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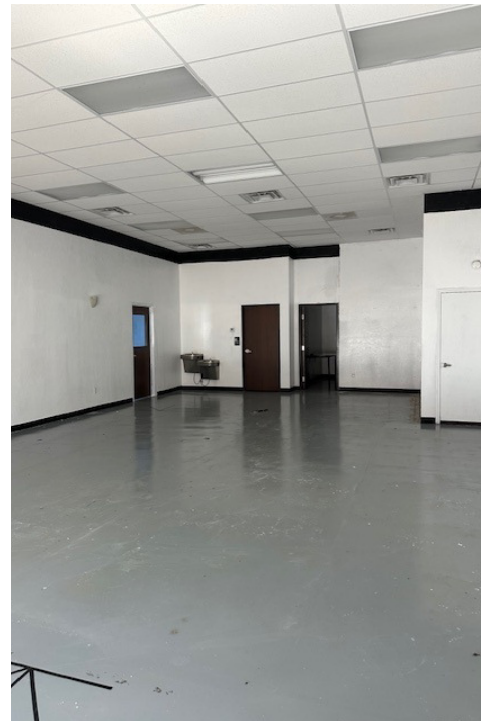
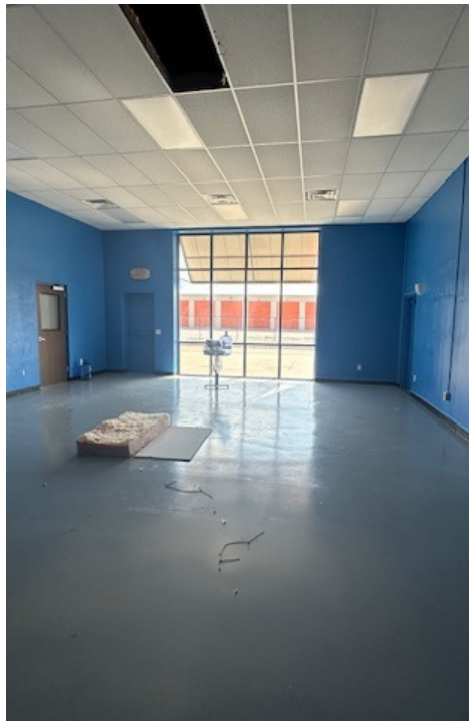
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## LEASE INFORMATION

Lease Type:	\$3.17/SF NNN; NNN	Lease Term:	Negotiable
Total Space:	1,620 - 10,378 SF	Lease Rate:	\$15.50 - \$16 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1700 - G	Available	1,620 SF	\$3.17/SF NNN	\$15.50 SF/yr	This versatile suite features a welcoming reception area, private restroom, and a flexible layout suitable for office or retail use. The main level includes a reception, three private offices, and support space, while the upstairs offers an open work area ideal for a conference room, collaborative workspace, or additional offices
1704 Suite I-M	Available	1,620 - 7,138 SF	\$3.17/SF NNN	\$15.50 SF/yr	This versatile retail strip center space features soaring ceilings and an adaptable floor plan that can be divided to meet your business needs. The suite is equipped with restrooms and offers access to an upstairs open office/studio area, ideal for daycare, administration, training, or additional storage space. 3,240sf of the 7,138sf was previously a daycare.  With its open design and functional layout, this property is an excellent fit for a wide variety of uses, including: <ul style="list-style-type: none"> <li>• Daycare</li> <li>• Dance studio</li> <li>• Martial arts studio</li> <li>• CrossFit, Aerial, bungee fitness or traditional gym</li> </ul>
1700 L&M	Available	1,620 - 3,240 SF	NNN	\$16.00 SF/yr	End Cap with great visibility! Space can be divided.
1700 L&M - 1704 I-M	Available	10,378 SF	NNN	\$15.50 SF/yr	Potential to add 3,240sf of retail frontage space into 7,138sf of warehouse to total approx 10,378sf end cap space in a very busy part of Moore, OK.

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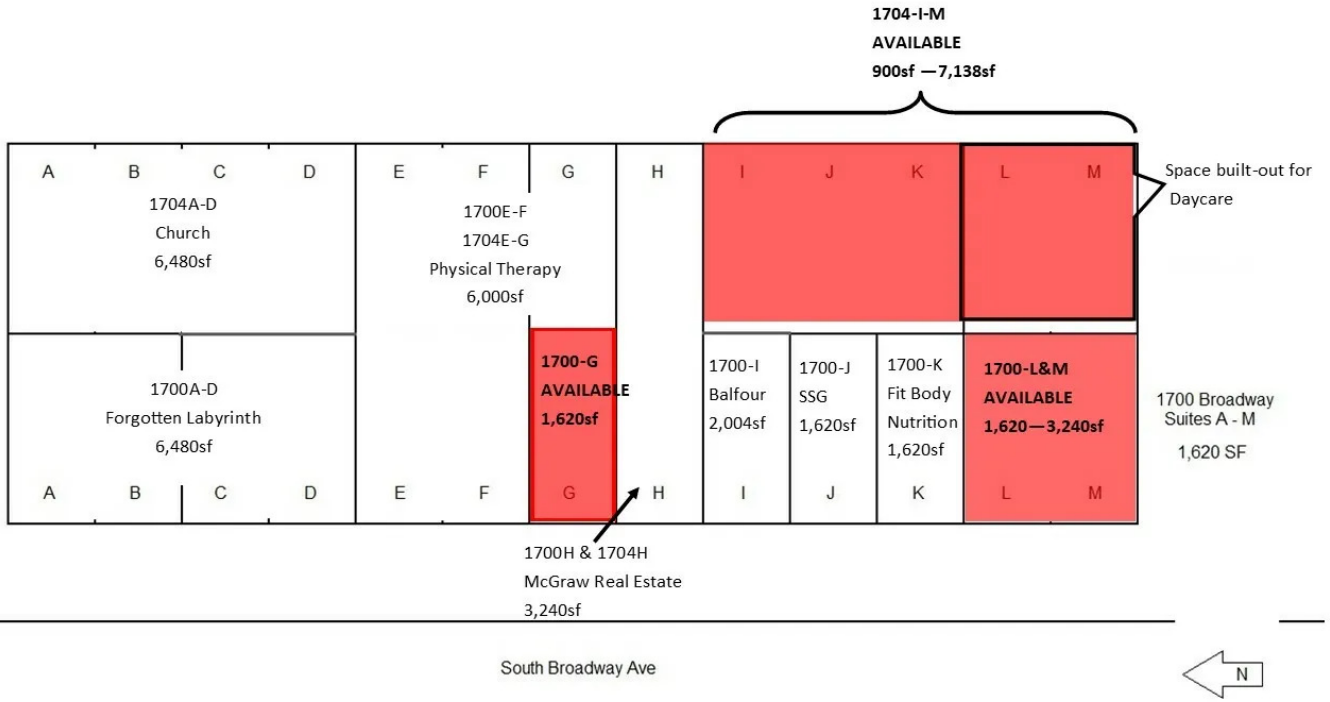
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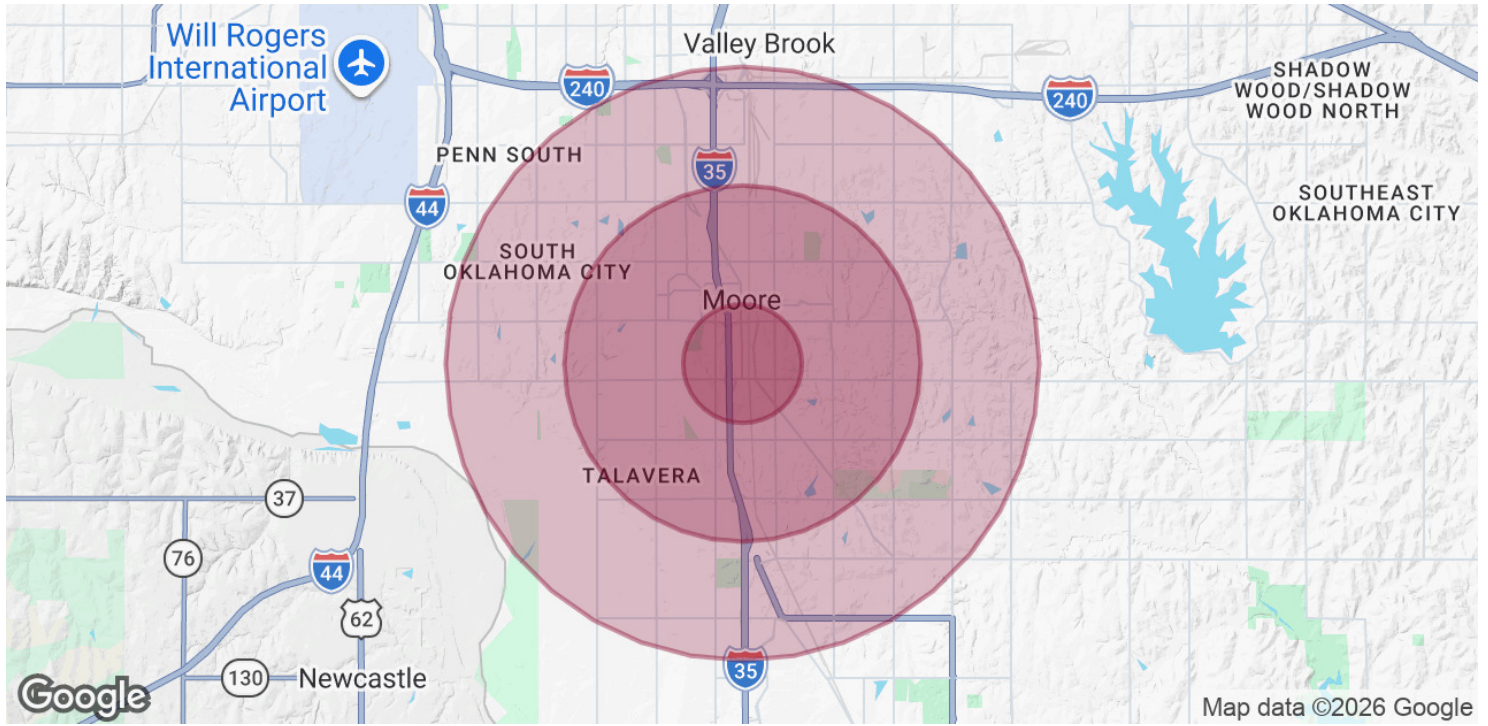
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	8,081	76,426	131,340
Average Age	36	37	38
Average Age (Male)	34	36	37
Average Age (Female)	37	38	39
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	3,215	28,865	50,089
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$85,382	\$88,767	\$94,891
Average House Value	\$197,006	\$231,330	\$256,470

2020 American Community Survey (ACS)

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