

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$14.00 - \$17.00 SF/yr (NNN)
Building Size:	13,200 SF
Available SF:	1,800 - 3,600 SF
Lot Size:	1.25 Acres
Number of Units:	3
Year Built:	2016
Zoning:	I-2
Market:	Oklahoma City
Submarket:	Warr Acres

PROPERTY OVERVIEW

American Quality Center is flex strip center with 3,600 SF of vacancy. This property was built in 2016 and offers excellent road signage. Located on the corner of Wilshire and Rockwell, the center has high traffic counts.

PROPERTY HIGHLIGHTS

- Great Visibility
- Multiple Signage Opportunities
- Pylon Sign
- High Quality Construction
- Great Accessibility

ethan@creekcre.com
405.830.0252
ETHAN SLAVIN

aj@creekcre.com
405.843.7474
AJ TOLBERT

ADDITIONAL PHOTOS



ethan@creekcre.com
405.830.0252
ETHAN SLAVIN

aj@creekcre.com
405.843.7474
AJ TOLBERT

3,600 SF AVAILABLE

STATE BEAUTY SUPPLY

Level 1
1/8" = 1'-0"

Level 1 floor plan showing a large blue hatched area labeled "3,600 SF AVAILABLE" and "STATE BEAUTY SUPPLY". The plan includes various rooms and areas with dimensions and annotations:

- Rooms and Areas:** BREAK ROOM, CLASSROOM, CLASSROOM, CLASSROOM, CLASSROOM, KITCHEN, PANTRY, OFFICE, STORAGE, RECEPTION, UTILITY 100, NEW WC'S, WC 101, WC 102, ACTIVITY AREA, OFFICE.
- Dimensions:** 8'-6 1/2", 8'-7 1/2", 8'-7 1/2", 8'-10", 8'-10", 10'-0".
- Annotations:** DEMO PARTITION, DEMO DOOR, DEMO PARTITION, CPOET = 48", JC, WC, WC, EXISTING MOP SINK, EXIT TRAVEL DISTANCE = 128', 2 ATOT, 3 ATOT, NEW WC'S.

aj@creekcre.com
405.843.7474
AJ TOLBERT

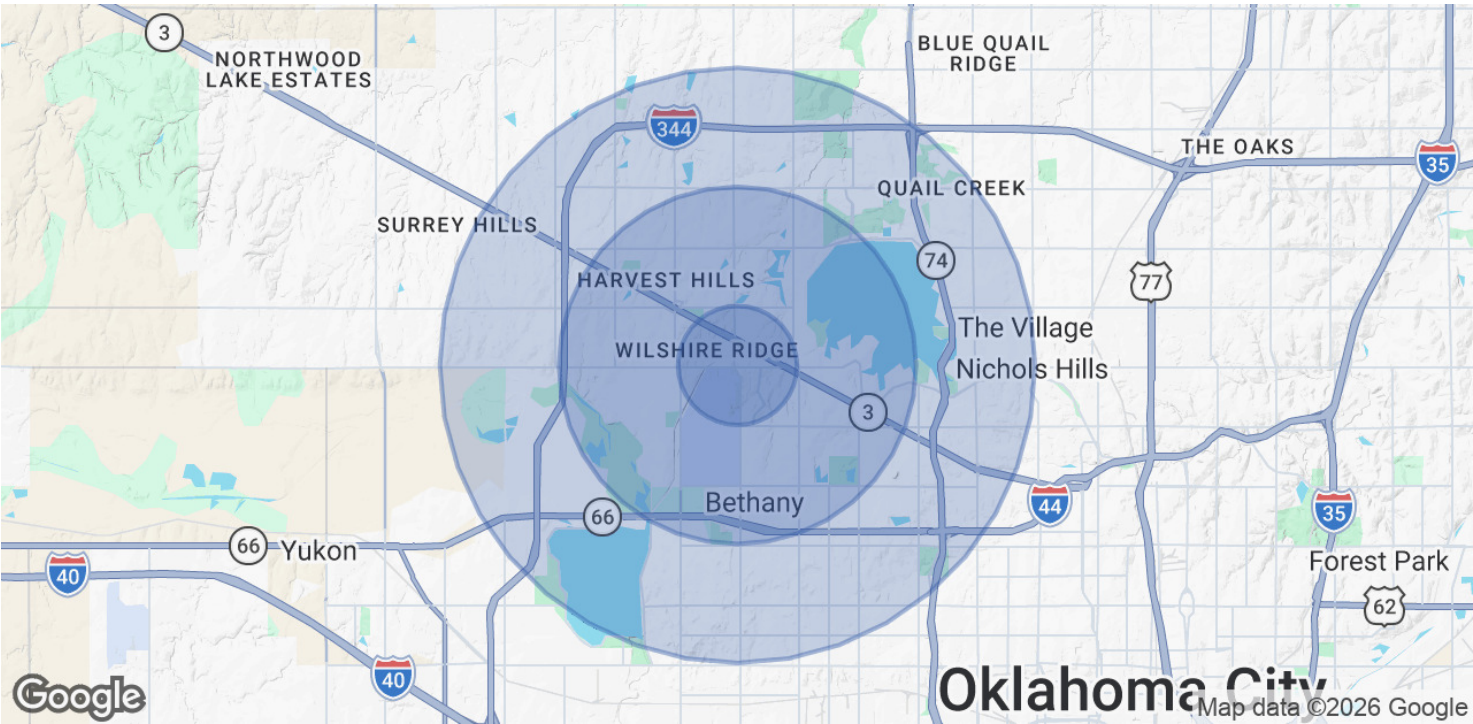
RETAILER MAP



ethan@creekcre.com
405.830.0252
ETHAN SLAVIN

aj@creekcre.com
405.843.7474
AJ TOLBERT

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,688	76,088	178,239
Average Age	32.5	37.3	37.9
Average Age (Male)	33.4	35.9	36.7
Average Age (Female)	32.7	38.7	39.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,459	30,980	74,207
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$53,171	\$64,617	\$64,570
Average House Value	\$153,095	\$153,828	\$159,524

* Demographic data derived from 2020 ACS - US Census