

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Newport Shopping Center offers an ideal location for your business, nestled just off the bustling Northwest Expressway, home to a variety of large retailers and high-traffic commercial venues. This vibrant center is anchored by popular dining spots like Sunnyside Diner and Taqueria El Camino, which drive foot traffic and provide a lively atmosphere. Located just a block away from Lake Hefner, Oklahoma City's largest lake, the shopping center benefits from proximity to scenic walking trails, a golf course, and numerous lakefront restaurants. With its central location and ease of access, Newport Shopping Center is the perfect spot for any retail or service-oriented business seeking to thrive in a busy, well-connected area.

PROPERTY HIGHLIGHTS

- Prime location near Northwest Expressway with heavy traffic exposure.
- Close to Lake Hefner, offering recreational amenities and attracting local visitors.
- Includes popular restaurants to enhance foot traffic.

OFFERING SUMMARY

|                |                    |
|----------------|--------------------|
| Lease Rate:    | \$9.00 SF/yr (NNN) |
| NNN Rate:      | \$2.94 SF/yr       |
| Available SF:  | 1,170 - 5,077 SF   |
| Building Size: | 26,143 SF          |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 3,627    | 36,092   | 88,252   |
| Total Population  | 8,876    | 83,371   | 205,835  |
| Average HH Income | \$85,401 | \$94,085 | \$93,272 |

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## ADDITIONAL PHOTOS



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## LEASE SPACES



### LEASE INFORMATION

|              |                  |             |               |
|--------------|------------------|-------------|---------------|
| Lease Type:  | NNN              | Lease Term: | 3-5 Years     |
| Total Space: | 1,170 - 5,077 SF | Lease Rate: | \$12.00 SF/yr |

### AVAILABLE SPACES

| SUITE | TENANT    | SIZE (SF)        | LEASE TYPE | LEASE RATE   | DESCRIPTION |
|-------|-----------|------------------|------------|--------------|-------------|
| 9144  | Available | 1,170 - 5,077 SF | NNN        | \$9.00 SF/yr | -           |
| 9142  | Available | 2,118 - 5,077 SF | NNN        | \$9.00 SF/yr | -           |
| 9140  | Available | 1,789 - 5,077 SF | NNN        | \$9.00 SF/yr | -           |
| 9136  | Available | 1,815 SF         | NNN        | \$9.00 SF/yr | -           |
| 9128  | Available | 1,476 SF         | NNN        | \$9.00 SF/yr | -           |

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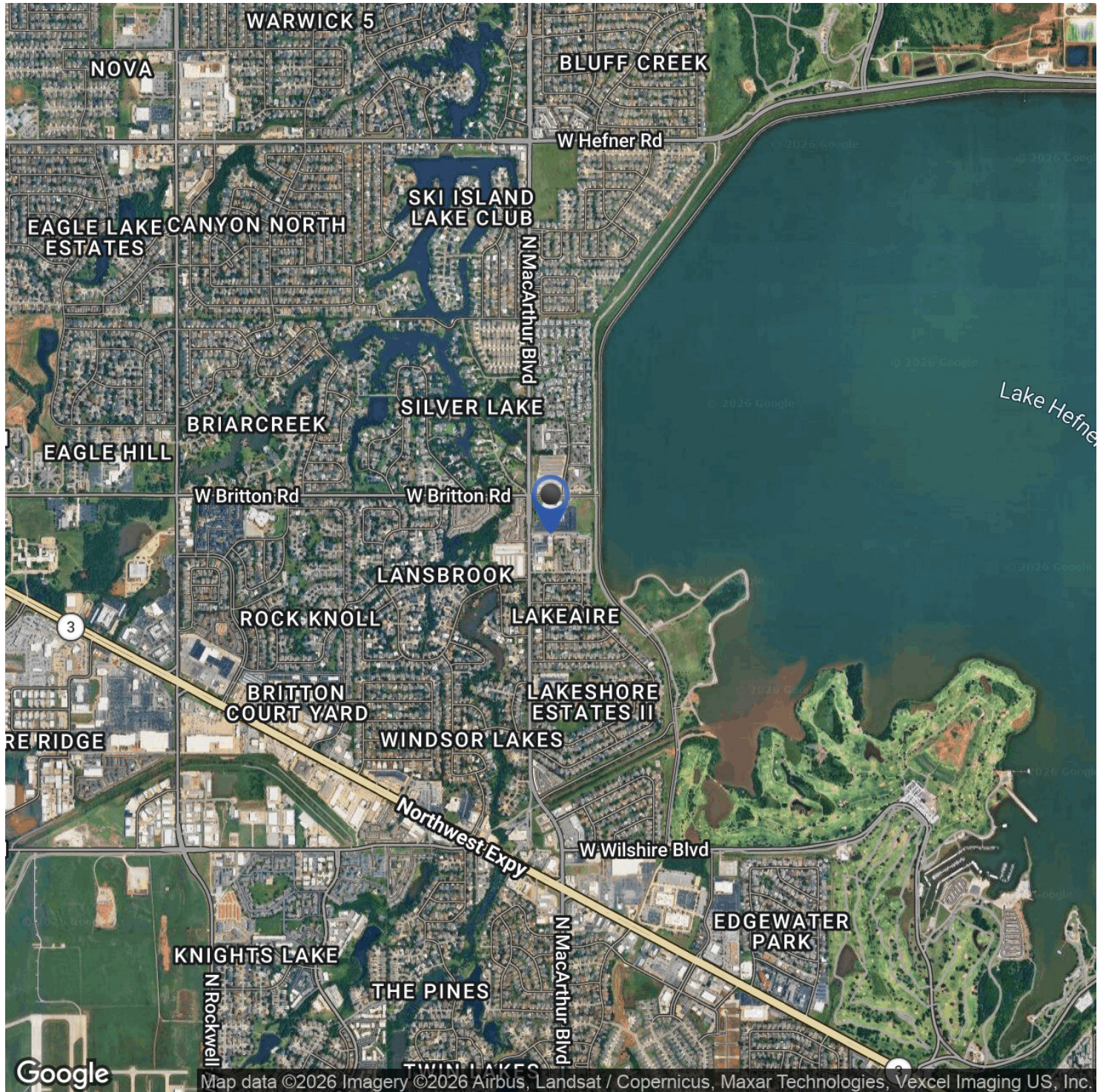
RETAILER MAP



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## LOCATION MAP



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