# TOWN & COUNTRY CENTER

100 NORTH AIR DEPOT BOULEVARD | MIDWEST CITY, OK 73110

CREEK PRICE EDWARDS




## Lease Rate: $9 - 15 SF/yr (NNN)

630.843.1989
atolbert@creekpe.com

405.210.3910
astruble@creekpe.com

405.843.7474
jsimon@creekpe.com

650.229.2251
cmyers@creekpe.com

## Executive Summary




## Details

| | |
|---|---|
| Lease Rate: | $9 - 15 SF/yr (NNN) |
| NNN Rate: | $2.43 SF/yr |
| Available SF: | 900 - 27,185 SF |
| Lot Size: | 12.4 Acres |
| Building Size: | 131,431 SF |
| Year Built: | 1965 |
| Renovated: | 1992 |
| Zoning: | C-3 |

### Traffic Counts:

| | |
|---|---|
| Air Depot Blvd | 18,687 VPD |
| Reno Ave | 23,695 VPD |

## Overview

Town & Country Center is a premier retail leasing opportunity offering a variety of spaces in both size and price. The property features commanding frontage, visible from multiple approaches, with a flexible floor plate ready to accommodate a variety of tenants. Located within close proximity to Tinker Aire Force Base, Boeing, and Midwest City Civic District, this location sees heavy commuter traffic. Generous parking surrounds the building, ensuring convenience for both customers and employees, while extensive glass storefronts invite pedestrian interest. Built to support heavy retail traffic, the center is supported by great cotenants such as Ace Hardware, Ross, Aaron's and CitiTrends.

**AJ TOLBERT**
630.843.1989
atolbert@creekpe.com

**ADEN STRUBLE**
405.210.3910
astruble@creekpe.com

**JACOB SIMON**
405.843.7474
jsimon@creekpe.com

**CALE MYERS**
650.229.2251
cmyers@creekpe.com

## Property Highlights




- Cotenants include Ace Hardware, Ross, Aaron's, and CitiTrends
- Flexible space sizes adaptable to single or multi-tenant configurations
- Ample surface parking envelops the building for maximum accessibility
- Prominent glass storefronts create inviting customer entrances
- Expansive signage opportunities along a visible commercial corridor
- Efficient loading area supporting retail logistics
- Clear span interior supports varied fixture layouts
- Modern infrastructure provisions ready for immediate occupation
- Durable construction minimizing near-term capital expenditure

**AJ TOLBERT**
630.843.1989
atolbert@creekpe.com

**ADEN STRUBLE**
405.210.3910
astruble@creekpe.com

**JACOB SIMON**
405.843.7474
jsimon@creekpe.com

**CALE MYERS**
650.229.2251
cmyers@creekpe.com

## Additional Photos






**AJ TOLBERT**
630.843.1989
atolbert@creekpe.com

**ADEN STRUBLE**
405.210.3910
astruble@creekpe.com

**JACOB SIMON**
405.843.7474
jsimon@creekpe.com

**CALE MYERS**
650.229.2251
cmyers@creekpe.com

# Site Plan




| AVAILABLE SUITES | | | | | |
|---|---|---|---|---|---|
| Suite # | | | | Sq Ft | |
| 128 | | AVAILABLE | | 2,460 | sf |
| 160 | | AVAILABLE | | 24,725 | sf |
| 7047 | | AVAILABLE | | 1,136 | sf |
| 7051 | | AVAILABLE | | 900 | sf |

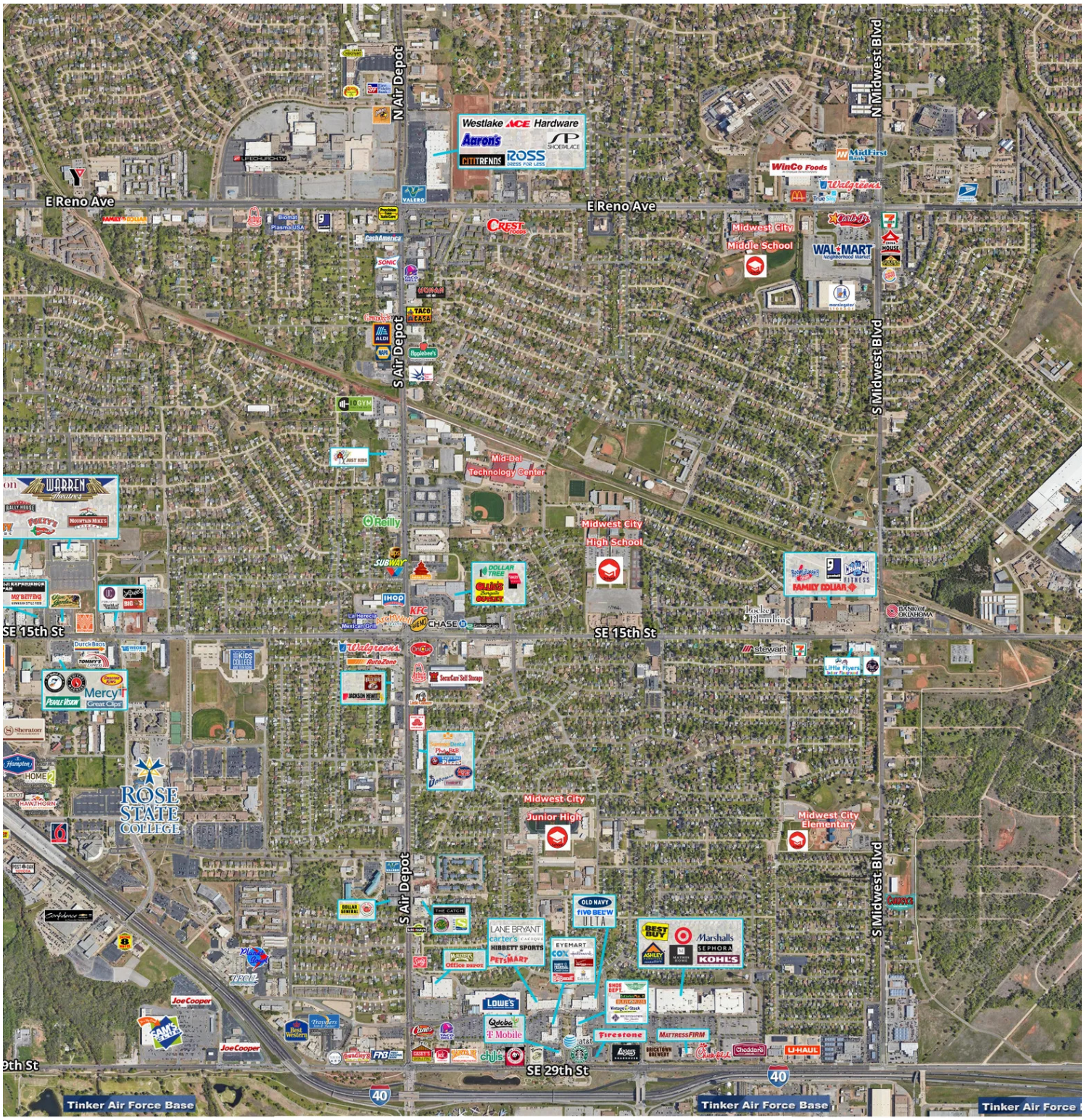
**AJ TOLBERT**
630.843.1989
atolbert@creekpe.com

**ADEN STRUBLE**
405.210.3910
astruble@creekpe.com

**JACOB SIMON**
405.843.7474
jsimon@creekpe.com

**CALE MYERS**
650.229.2251
cmyers@creekpe.com

## Retailer Map



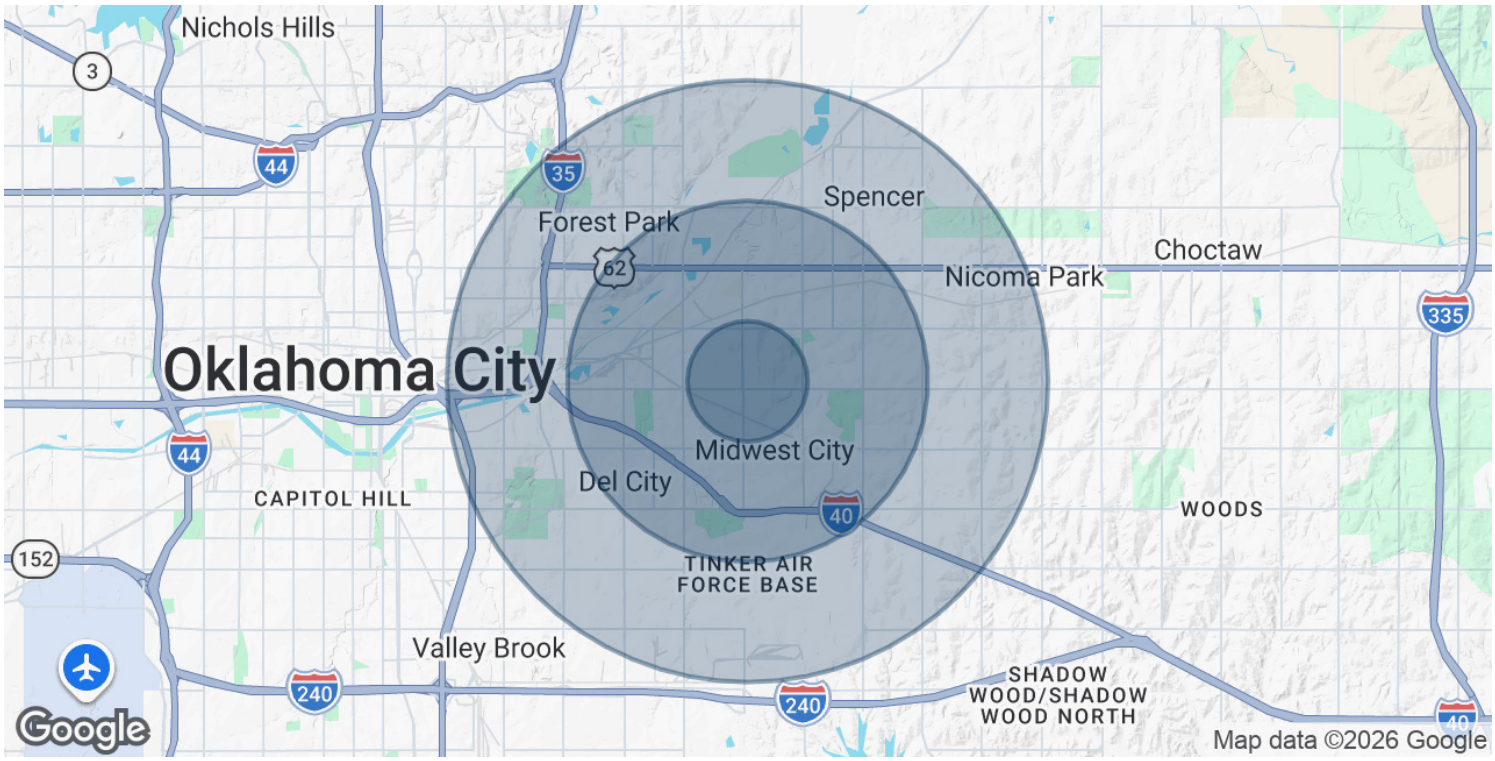

**AJ TOLBERT**
630.843.1989
atolbert@creekpe.com

**ADEN STRUBLE**
405.210.3910
astruble@creekpe.com

**JACOB SIMON**
405.843.7474
jsimon@creekpe.com

**CALE MYERS**
650.229.2251
cmyers@creekpe.com

# Demographics Map & Report




| Population | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| Total Population | 12,698 | 60,324 | 117,468 |
| Average Age | 36.0 | 35.6 | 36.0 |
| Average Age (Male) | 34.2 | 33.6 | 34.3 |
| Average Age (Female) | 37.8 | 37.4 | 37.3 |

| Households & Income | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| Total Households | 5,481 | 25,180 | 48,088 |
| # of Persons per HH | 2.3 | 2.4 | 2.4 |
| Average HH Income | $74,734 | $68,052 | $69,567 |
| Average House Value | $146,388 | $136,078 | $155,189 |

*2023 American Community Survey (ACS)* *10152026*

**AJ TOLBERT**
630.843.1989
atolbert@creekpe.com

**ADEN STRUBLE**
405.210.3910
astruble@creekpe.com

**JACOB SIMON**
405.843.7474
jsimon@creekpe.com

**CALE MYERS**
650.229.2251
cmyers@creekpe.com