

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

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Executive Summary



Details

Lease Rate:	$9 - 15 SF/yr (NNN)
Available SF:	1,000 - 33,900 SF
Building Size:	309,023 SF

Highlights

- Prime I-240 Corridor Location — Situated at the NW corner of I-240 and S. Pennsylvania Ave, one of South OKC's most trafficked and established retail intersections
- Strong National Anchor Tenancy — Co-anchor with Hobby Lobby, DD's Discounts, Ollie's, and Outback Steakhouse, with Bojangles opening soon
- Dense Retail Co-Tenancy — Surrounded by Marshalls, Burlington, Best Buy, Ross, Old Navy, and more — driving consistent cross-shopping traffic
- Flexible Space Options — Small shop, junior anchor, and pad site opportunities available to fit a variety of retail and service concepts
- Strong Consumer Demographics — Serves a large, dense South OKC population with a solid average household income within a three-mile radius

Overview

Walnut Square Shopping Center is one of South Oklahoma City's premier retail destinations, strategically positioned at the high-traffic intersection of I-240 and South Pennsylvania Avenue. Anchored by national names like Hobby Lobby, DD's Discounts, Ollie's, and Outback Steakhouse, the center draws consistent daily traffic from across the metro and benefits from a dense surrounding retail ecosystem that includes Marshalls, Burlington, Best Buy, Ross, and Old Navy. With Bojangles opening soon, the tenant mix continues to strengthen. The center offers a range of small shop, junior anchor, and pad site opportunities in one of OKC's busiest and most established retail corridors — making it an ideal location for retailers and service providers looking to capture high visibility, strong co-tenancy, and access to a large, growing South OKC consumer base.

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Additional Photos





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Site Plan



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Lease Spaces

Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,000 - 33,900 SF	Lease Rate:	$9 - $15 SF/yr

Available Spaces

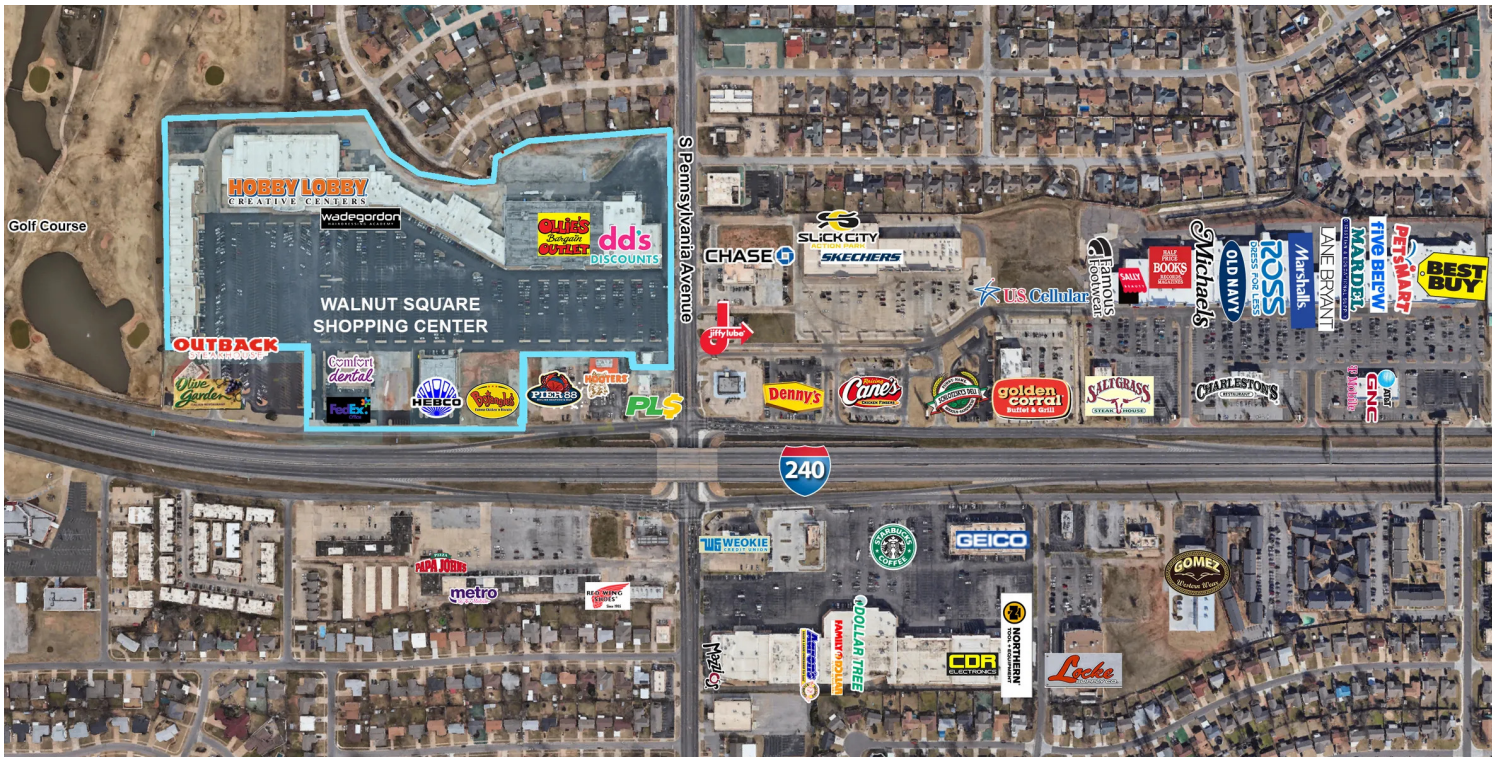
Suite	Tenant	Size (SF)	Lease Type	Lease Rate
103	Available	1,645 SF	NNN	$15.00 SF/yr
105	Available	4,080 SF	NNN	$14.00 SF/yr
108	Available	2,000 SF	NNN	$10.00 SF/yr
2215	Available	23,951 SF	NNN	$9.00 SF/yr
303	Available	2,750 SF	NNN	$14.00 SF/yr
304-306	Available	7,950 SF	NNN	$11.00 SF/yr
316-317	Available	6,000 SF	NNN	$11.00 SF/yr
319	Available	2,625 SF	NNN	$14.00 SF/yr
321A	Available	1,000 SF	NNN	$15.00 SF/yr
321B	Available	1,000 SF	NNN	$15.00 SF/yr
322	Available	3,346 SF	NNN	$12.00 SF/yr
2127	Available	10,000 SF	NNN	$9.00 SF/yr
116-125	Available	14,400 SF	NNN	$9.00 SF/yr
318	Available	2,625 SF	NNN	$14.00 SF/yr
7301D	Available	23,900 - 33,900 SF	NNN	$11.50 SF/yr

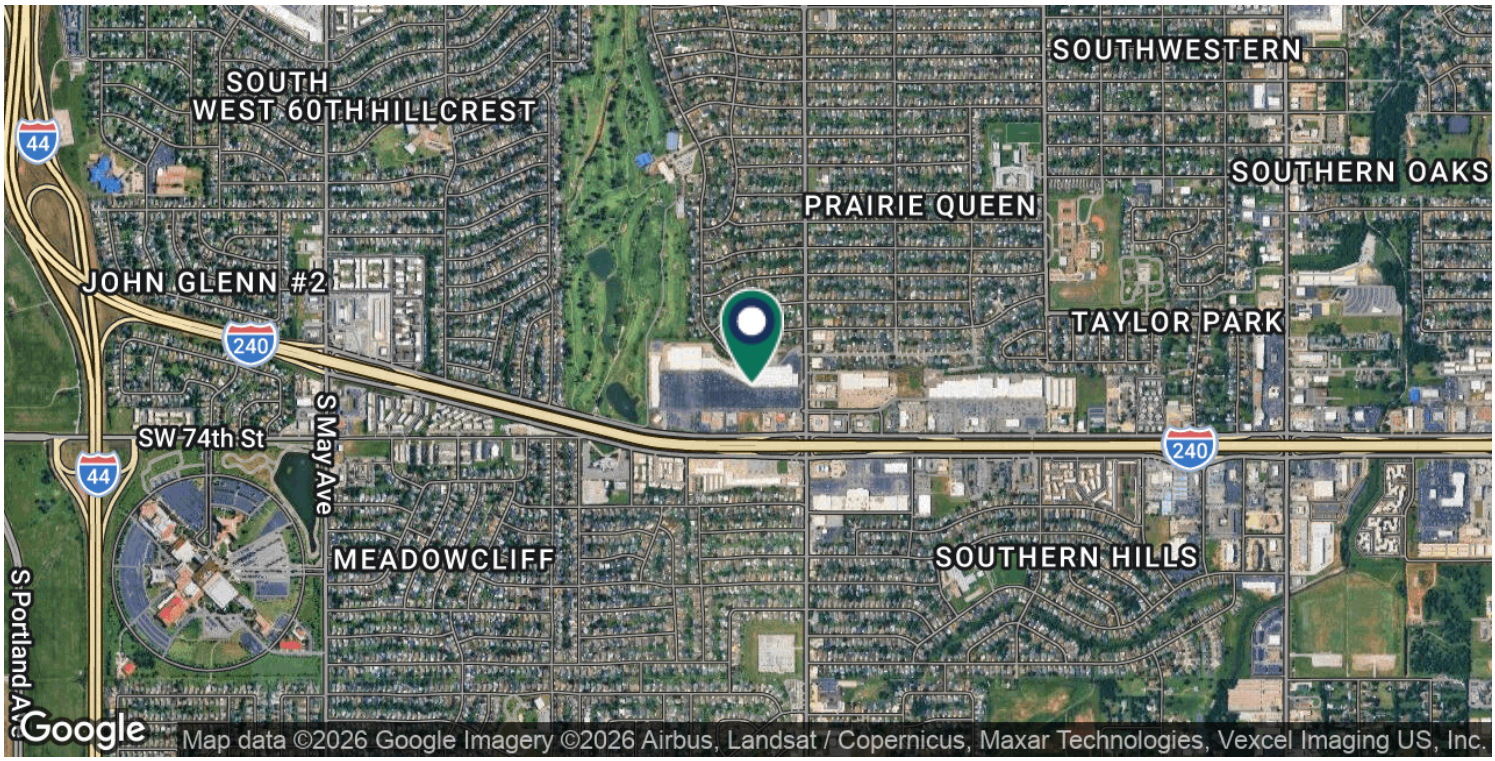
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Location Map



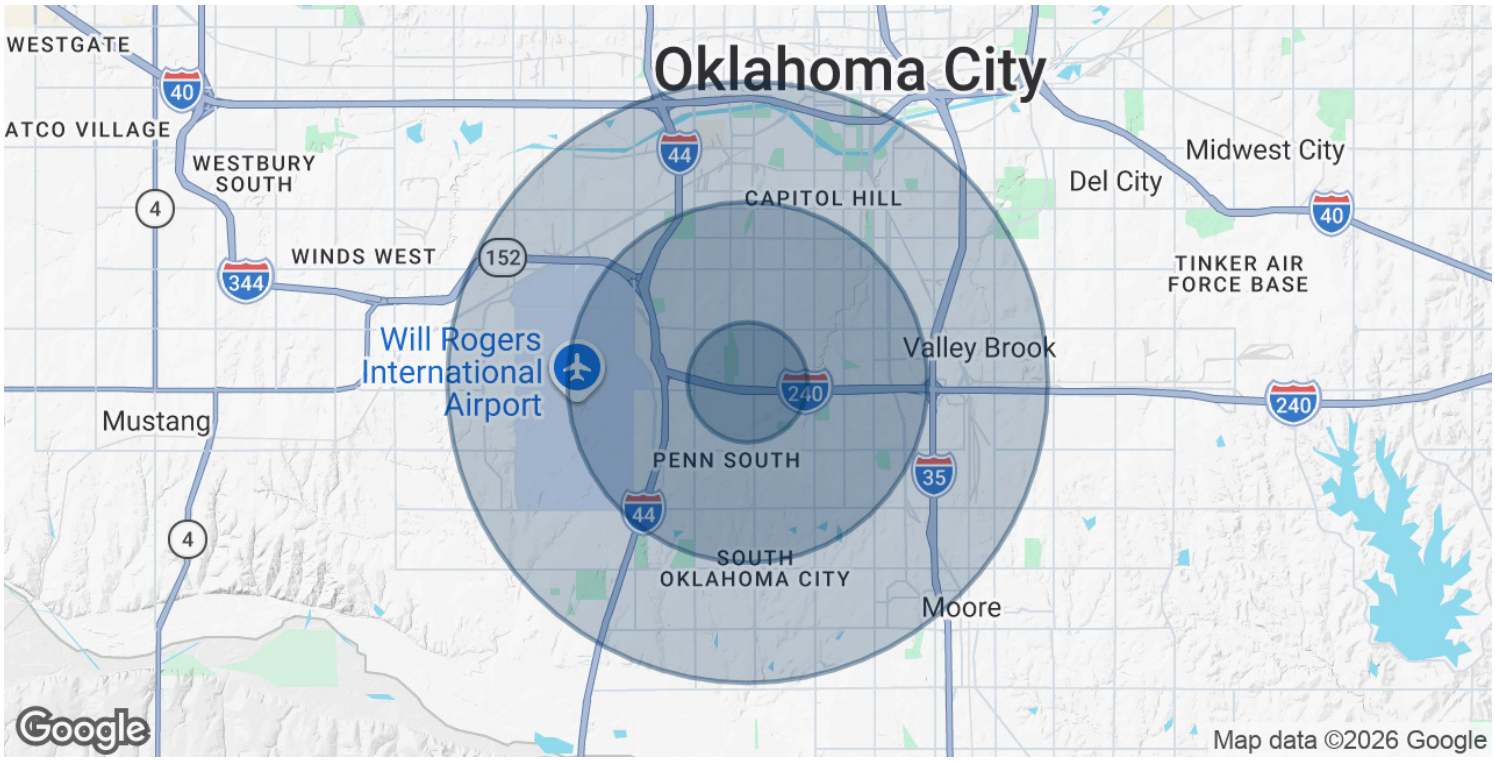


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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	18,159	107,322	194,169
Average Age	34.0	34.0	34.3
Average Age (Male)	32.6	32.2	32.8
Average Age (Female)	32.8	35.7	35.8

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	6,826	41,242	72,883
# of Persons per HH	2.7	2.6	2.7
Average HH Income	$58,842	$64,137	$71,187
Average House Value	$132,587	$151,676	$165,206

2023 American Community Survey (ACS)

11102026

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