

RETAIL SPACE FOR LEASE

BOULEVARD MARKETPLACE

101 N Douglas Blvd, Midwest City, OK
73130

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$15 - 20 SF/yr (NNN)
NNN:	\$4.48 SF
Available SF:	800 - 6,143 SF
Drive-Through	1,336 - 4,602 SF
Building Size:	35,597 SF
Year Built:	1984
Zoning:	C-3

PROPERTY OVERVIEW

Located on the corner of E Reno and Douglas Blvd in Midwest City, the Boulevard Marketplace is home to multiple local and national credit tenants including Dollar Tree, US Cellular, Subway, Great Clips, and more. The center offers excellent visibility in a highly trafficked corridor of Midwest City. This center positions itself well for a variety of retail uses and boasts ample parking.

PROPERTY HIGHLIGHTS

- Grocery-Anchord Center by high-performing Crest Foods
- Competitive Rental Rates
- Strong Visibility
- Ample Parking
- Flexible Space Sizes
- Variety of Local and National Tenants
- DRIVE THROUGH AVAILABLE

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LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	36 months
Total Space:	800 - 6,143 SF	Lease Rate:	\$15 - \$20 SF/yr

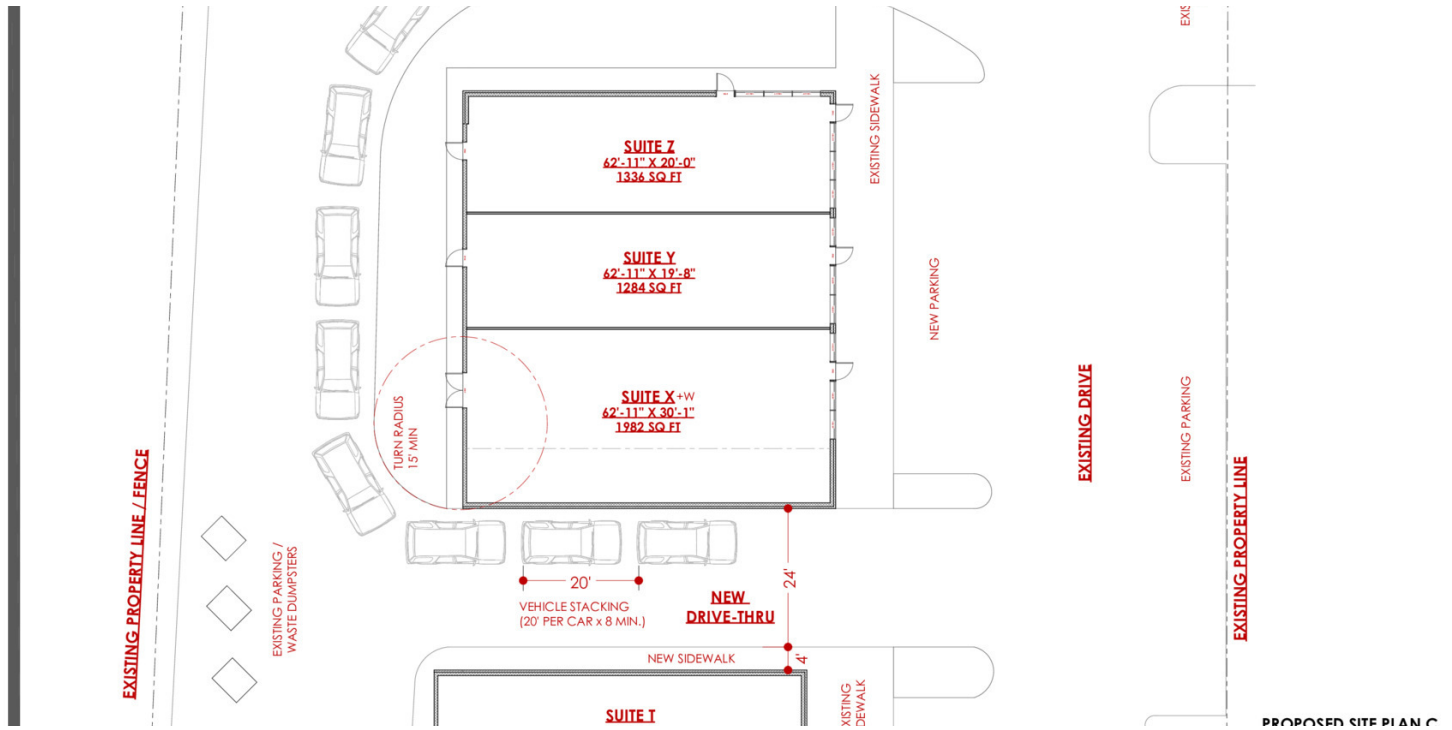
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
101 N Douglas Blvd	Available	1,320 - 6,143 SF	NNN	\$16.50 - \$20.00 SF/yr	Suite Z
101 N Douglas Blvd	Available	1,245 - 2,100 SF	NNN	\$16.50 SF/yr	Suite X
101 N Douglas Blvd	Available	800 - 2,100 SF	NNN	\$16.50 SF/yr	Suite W
101 N Douglas Blvd	Available	1,245 - 4,980 SF	NNN	\$18.00 SF/yr	Suite Q
101 N Douglas Blvd	Available	1,245 - 4,980 SF	NNN	\$16.50 SF/yr	Suite S
101 N Douglas Blvd	Available	1,245 - 4,980 SF	NNN	\$16.50 SF/yr	Suite P
101 N Douglas Blvd	Available	1,245 - 4,980 SF	NNN	\$16.50 SF/yr	Suite R
101 N Douglas Blvd	Available	1,280 SF	NNN	\$20.00 SF/yr	Suite B
101 N Douglas Blvd	Available	1,600 SF	NNN	\$15.00 SF/yr	Suite K

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DRIVE THROUGH



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ADDITIONAL PHOTOS



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SECOND GENERATION RESTAURANT SPACE:

This 1,245 SF suite comes move-in ready for a restaurant operator, with 9' ceilings and two ADA-compliant restrooms. The space is fully equipped with robust utilities, including a 200-amp, single-phase OG&E panel and Oklahoma Natural Gas service via a 1¼" line capable of handling up to 750K BTUs for RTU and 650K BTUs for a vent hood — plenty of capacity for a full-service kitchen.

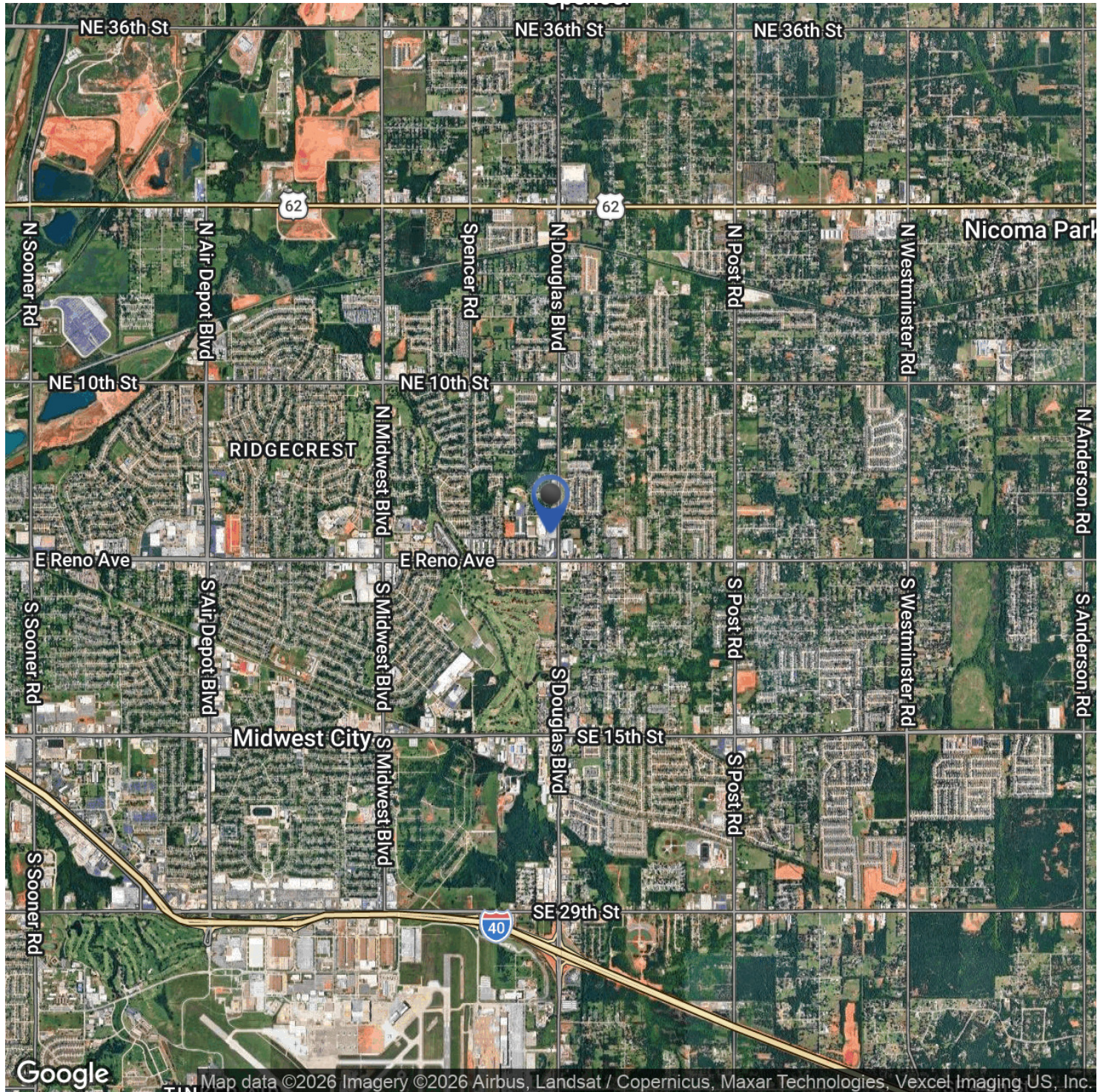
The HVAC is a 5-ton gas/electric package unit installed in May 2022 with an individual thermostat, and fire suppression is in place and Green Tagged. A Canplas Industries grease trap (Model 3925A02(s), 2" line, 93% efficiency) was last inspected in February 2026, keeping you current on compliance. Plumbing includes 2" lines, a mop sink in the storage area, and one floor drain.

A vent hood conveys with the space, saving a new tenant significant build-out costs right out of the gate. The suite also features back door access and is ADA compliant.

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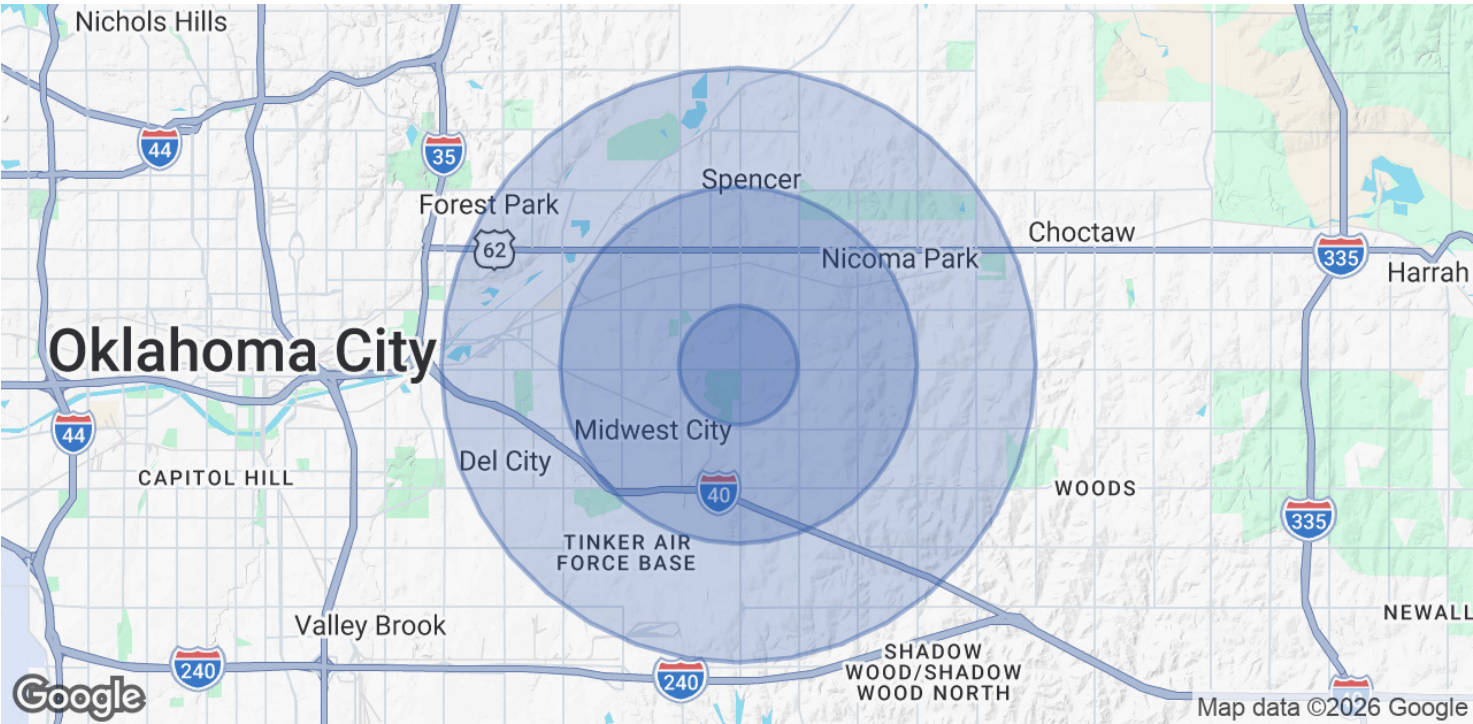
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,260	58,365	93,358
Average Age	40	39	39
Average Age (Male)	38	38	38
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,792	24,355	37,983
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$69,929	\$70,903	\$74,722
Average House Value	\$186,909	\$189,548	\$196,520

2020 American Community Survey (ACS)

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