

RETAIL SPACE FOR LEASE

804 WEST INTERSTATE 240 SERVICE ROAD

Oklahoma City, OK 73139

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Positioned along the highly visible west frontage of Interstate 240, this retail/service space at 804 W I-240 Service Road offers unmatched exposure to over 100,000 vehicles per day. The center features modern construction with glass storefronts, ample parking, and easy access from both I-240 and surrounding arterial roads. Its convenient location in south Oklahoma City's 73139 trade area provides strong demographics and steady customer traffic from nearby residential neighborhoods and established commercial activity. Ideal for retail, showroom, office, or service-based tenants seeking a high-visibility, high-traffic location with excellent signage opportunities.

PROPERTY HIGHLIGHTS

- Prime I-240 Frontage – Direct visibility to over 100,000 VPD
- High Exposure Location – Excellent signage and branding opportunities
- Modern Retail/Service Center – Glass storefronts with great curb appeal
- Ample Parking – Convenient surface parking for customers and staff
- Easy Access – Quick ingress/egress from I-240 and major arterial roads

OFFERING SUMMARY

Lease Rate:	\$14 SF/yr (NNN)
Available SF:	840 - 2,800 SF
Building Size:	12,375 SF

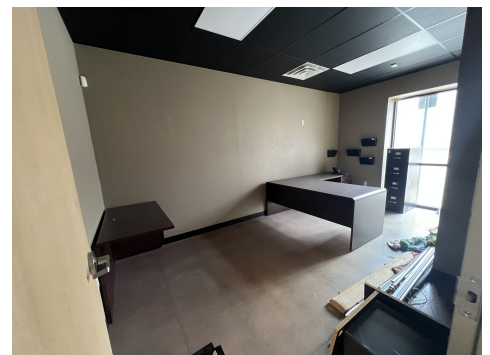
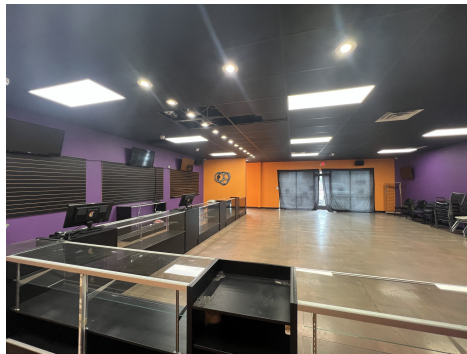
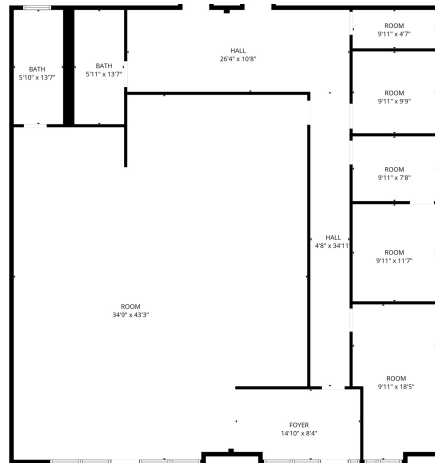
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,446	42,228	77,680
Total Population	10,820	112,483	211,566
Average HH Income	\$54,302	\$63,943	\$67,959

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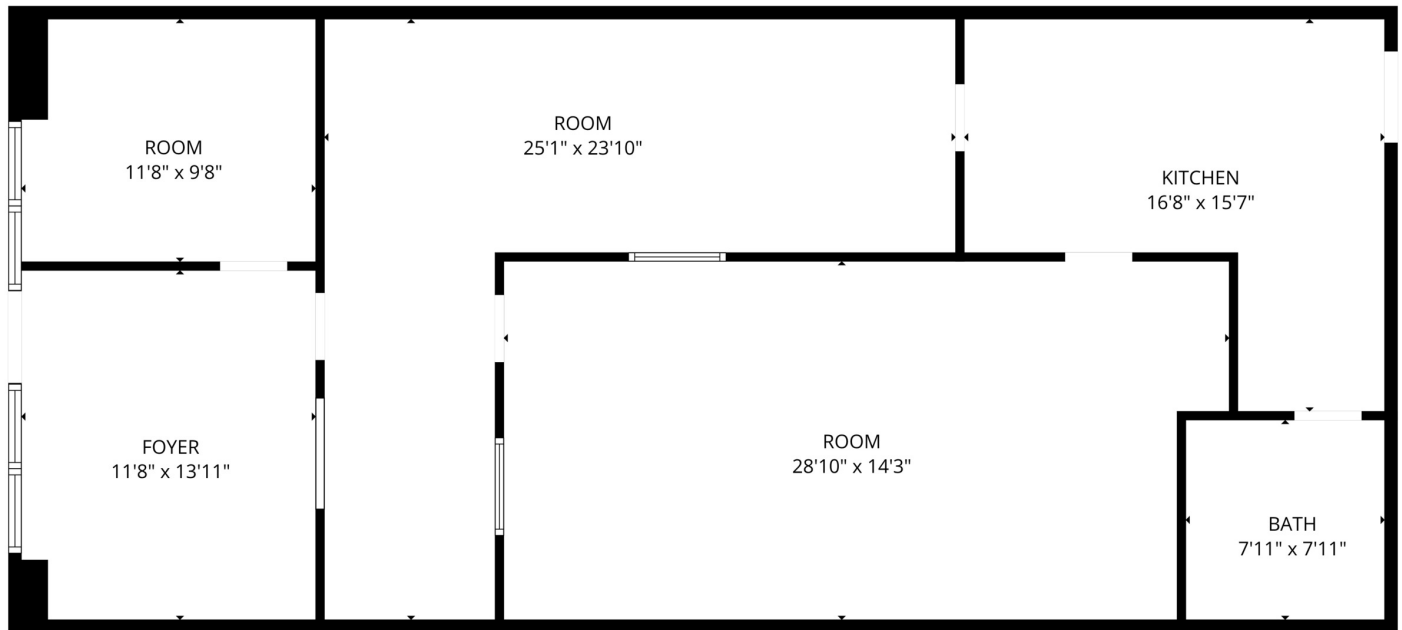
SUITE D - 2,800 SF



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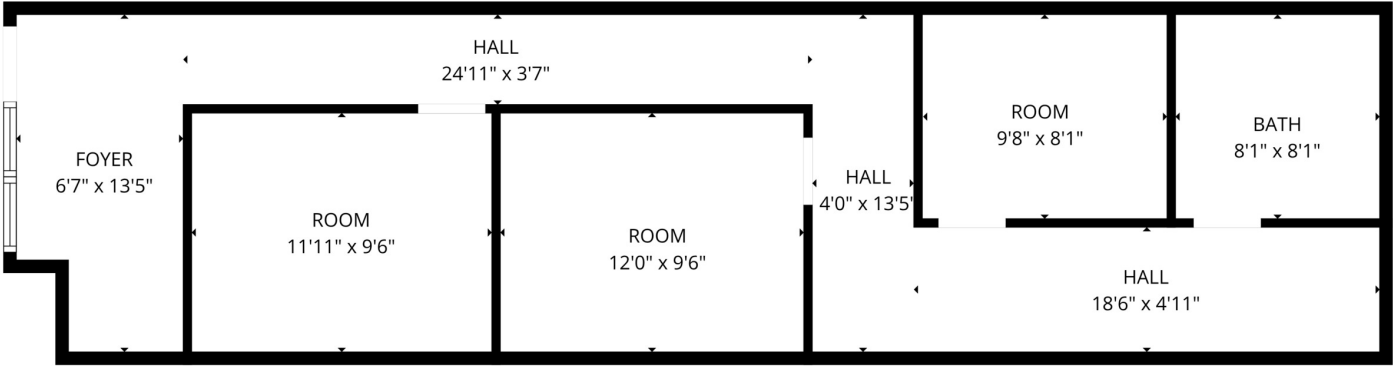
SUITE E - 1,400 SF



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SUITE C - 840 SF

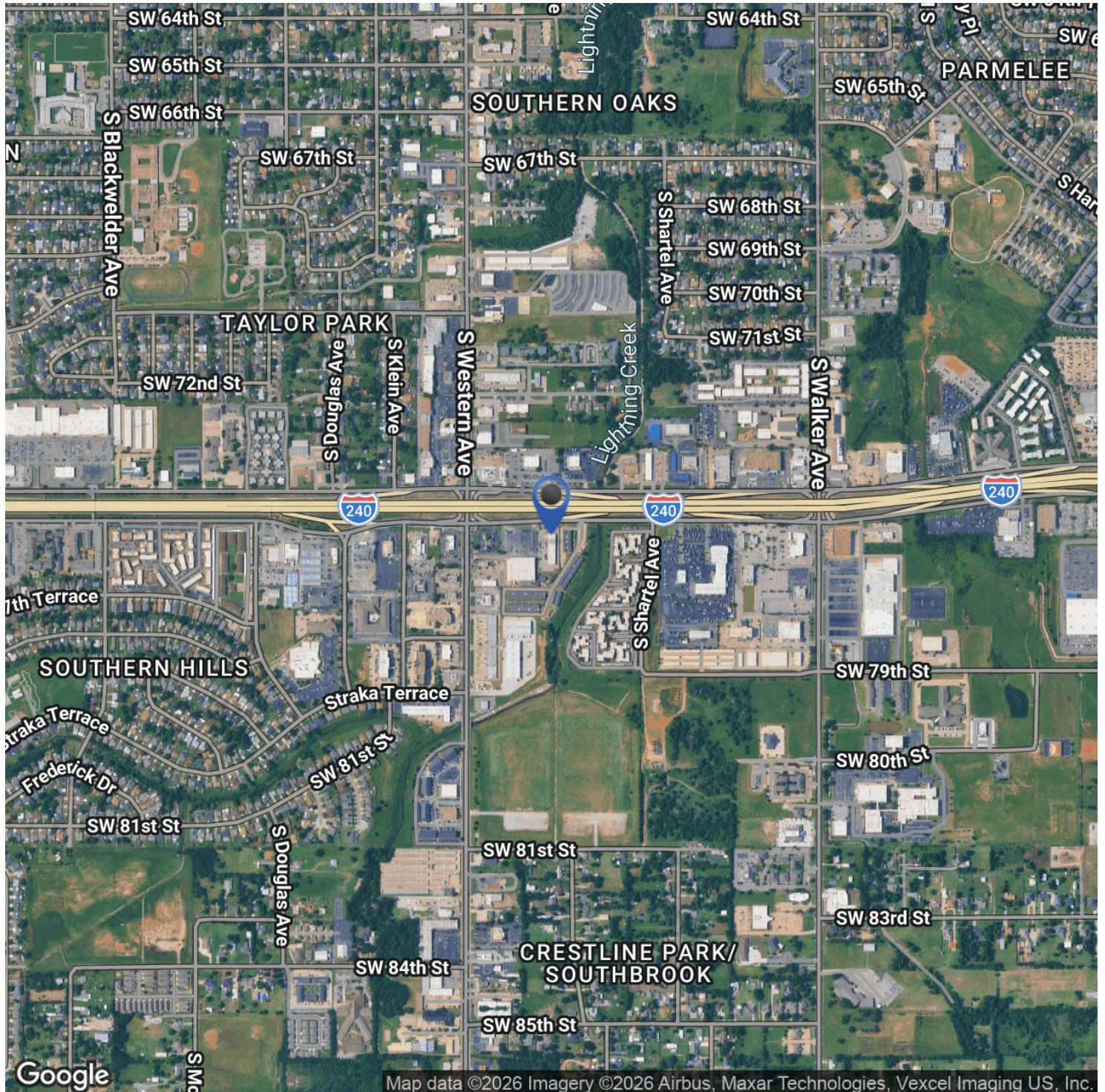


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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LOCATION MAP



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