

RETAIL SPACE FOR LEASE

TOWN & COUNTRY CENTER

100 North Air Depot Boulevard, Midwest
City, OK 73110

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$9 - 15 SF/yr (NNN)
NNN Rate:	\$2.43 SF/yr
Building Size:	131,431 SF
Available SF:	900 - 27,185 SF
Lot Size:	12.4 Acres
Year Built:	1965
Renovated:	1992
Zoning:	C-3
Air Depot Blvd Traffic	18,687 VPD
Reno Ave Traffic	23,695 VPD

PROPERTY 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 Air 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 covenants such as Ace Hardware, Ross, Aaron's and CitiTrends.

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TOWN & COUNTRY AVAILABLE SPACES



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

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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS

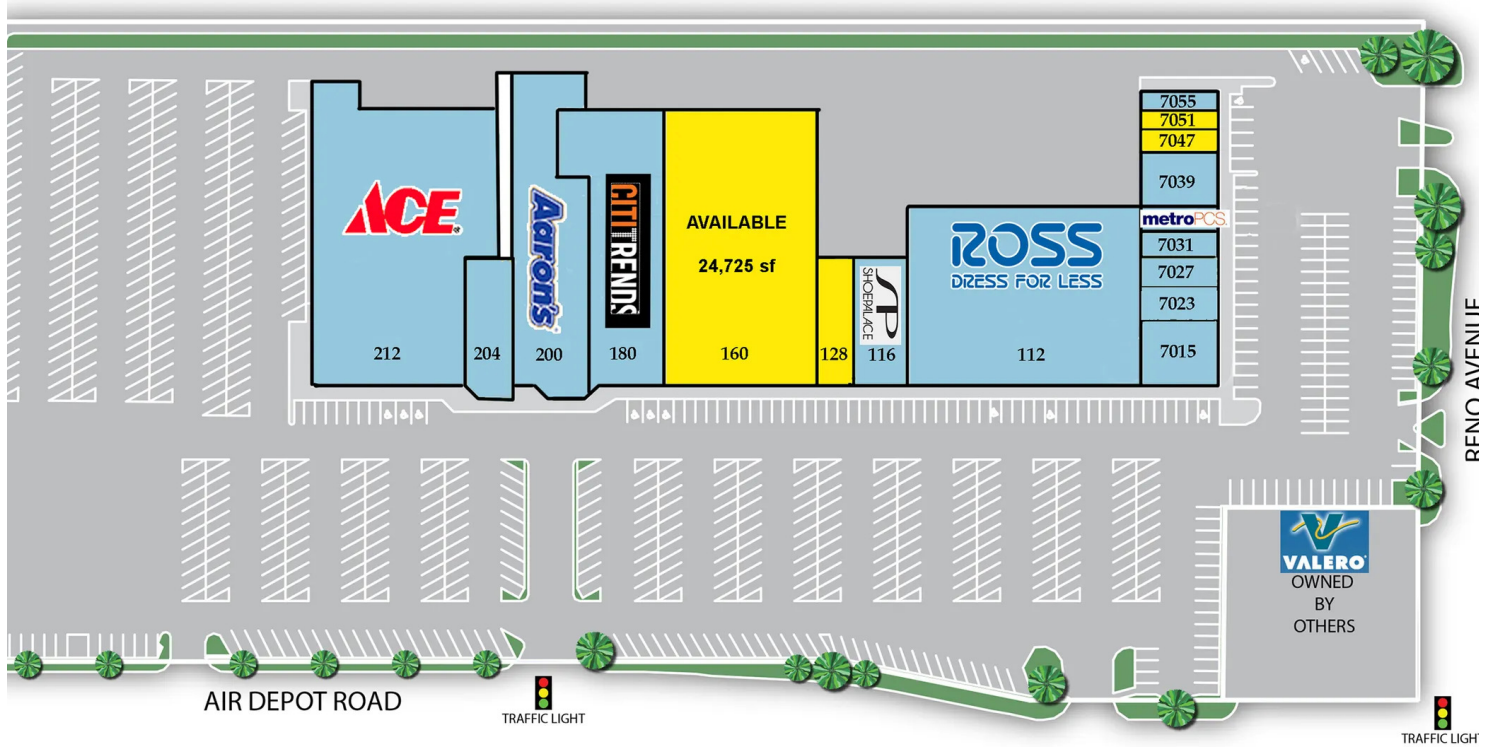


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SITE PLAN



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

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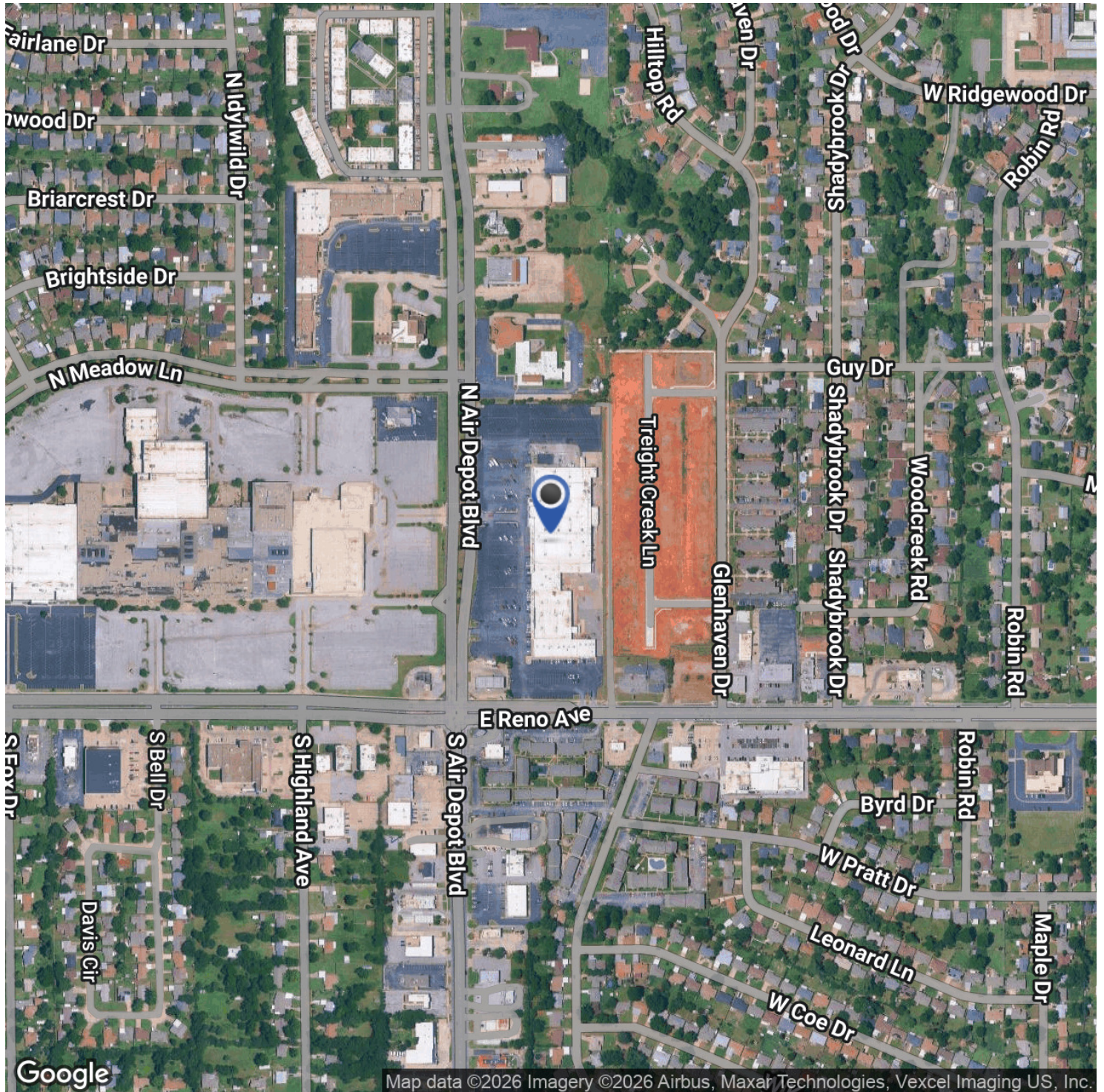
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LOCATION MAP

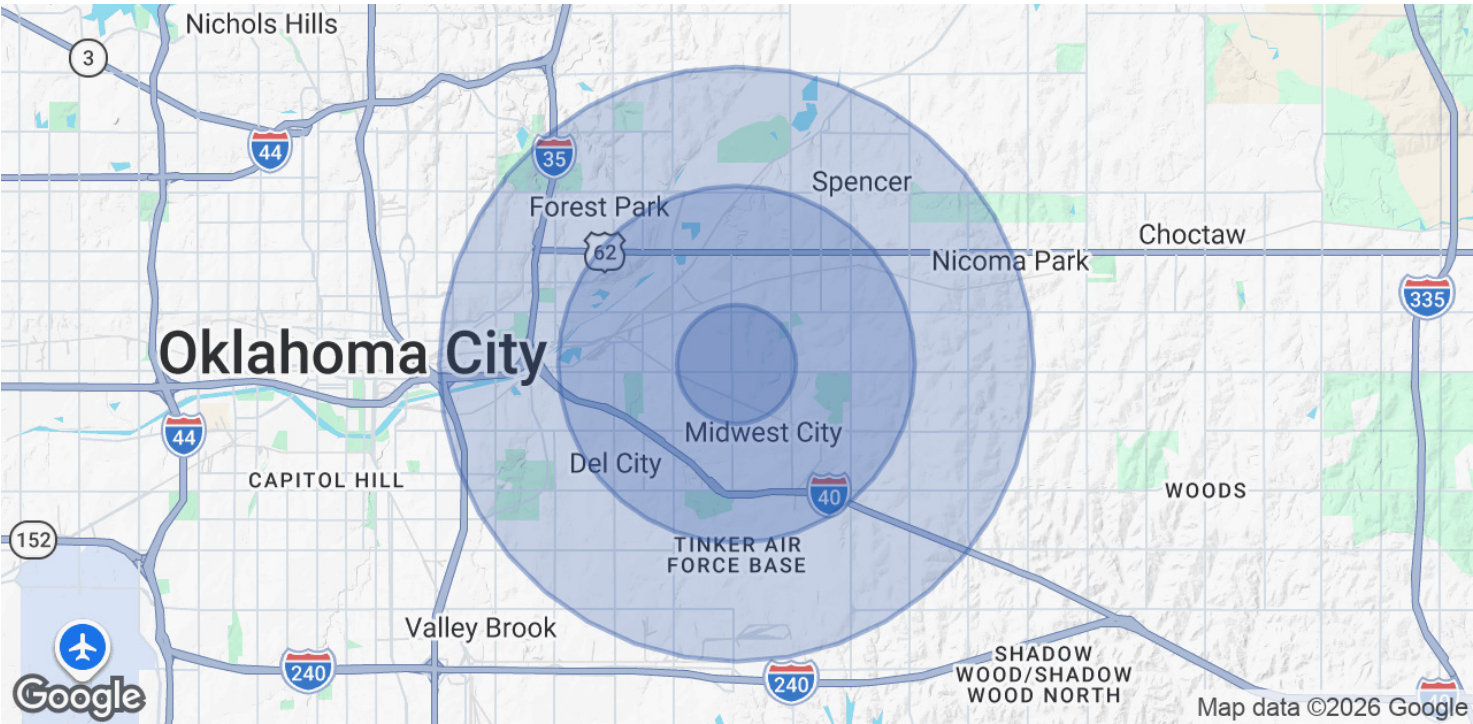


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DEMOGRAPHICS MAP & REPORT



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)

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