

RETAIL SPACE FOR LEASE

WALNUT SQUARE

2209 West Interstate 240 Service Road,
Oklahoma City, OK 73159

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

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, GreenAcres Market, 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.

PROPERTY 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, GreenAcres Market, 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

OFFERING SUMMARY

Lease Rate:	\$9 - 15 SF/yr (NNN)
Available SF:	1,000 - 23,951 SF
Building Size:	309,023 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,826	41,242	72,883
Total Population	18,159	107,322	194,169
Average HH Income	\$58,842	\$64,137	\$71,187

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ADDITIONAL PHOTOS



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AVAILABLE SUITES

SUITE	SF	RATE/SF/YR	SUITE	SF	RATE/SF/YR
103	1,645	\$15.00	316-317	6,000	\$11.00
105	4,080	\$14.00	318	2,625	\$14.00
108	2,000	\$10.00	319	2,625	\$14.00
116-125	14,400	\$9.00	321A	1,000	\$15.00
2215	23,951	\$9.00	321B	1,000	\$15.00
303	2,750	\$14.00	322	3,346	\$12.00
304-306	7,950	\$11.00	2127	10,000	\$9.00
307-310	6,420	\$11.00	NNN		\$2.61
Pad Site	37,897	Call for Pricing			

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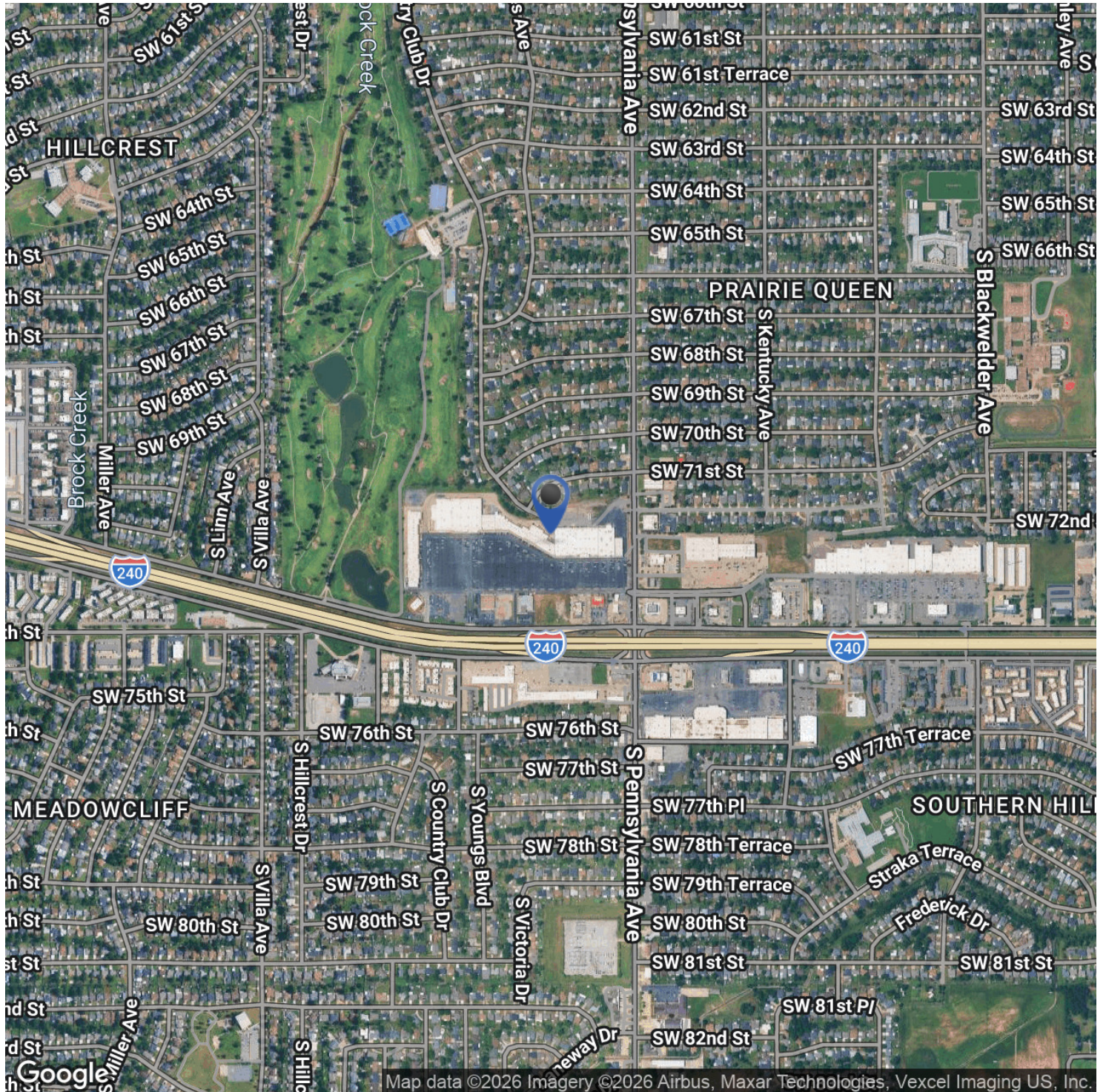
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LOCATION MAP



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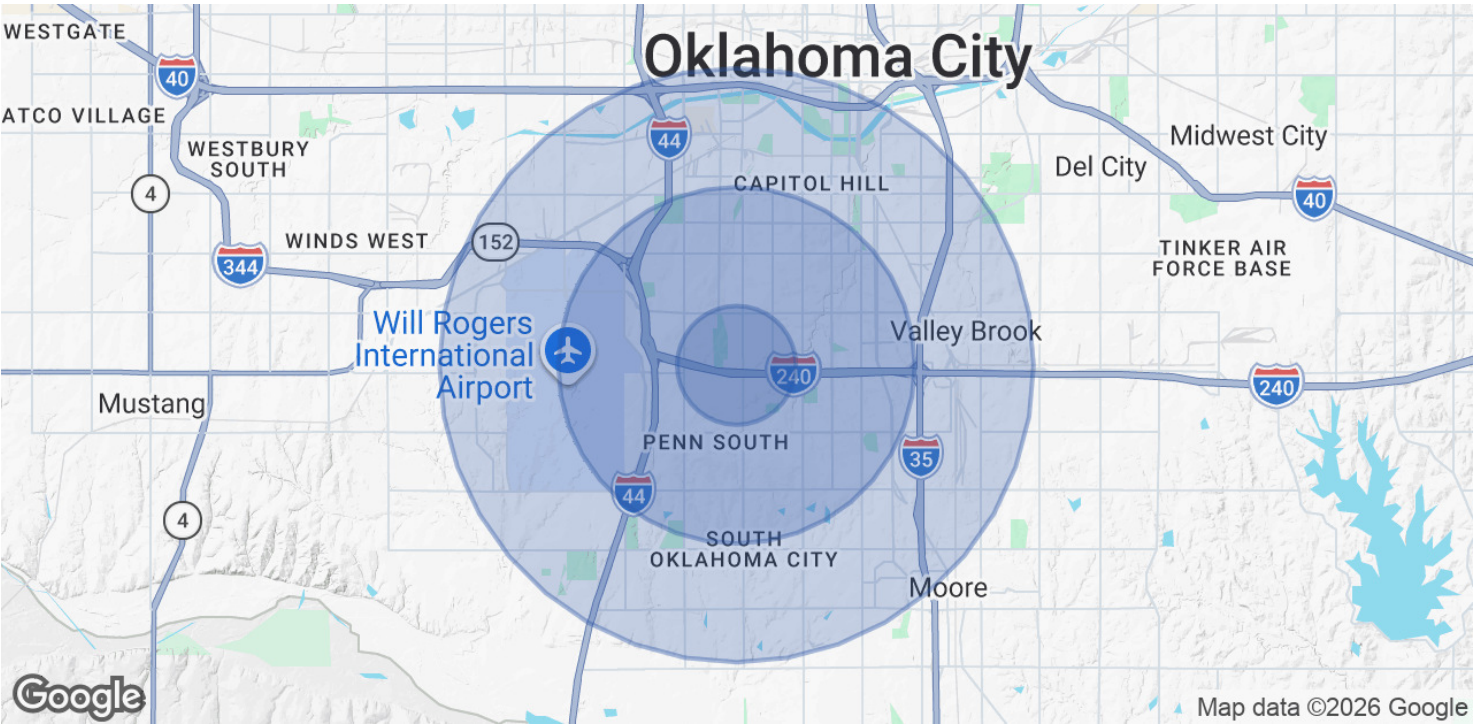
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DEMOGRAPHICS MAP & REPORT



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)

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