1700-1720 BELLE ISLE BOULEVARD
OKLAHOMA CITY, OK 73118

BELLE ISLE STATION



Prime Small Shop Space Available

Suite 1710-G: 2,430 SF +/-
Suite 1841-B: 4,505 SF +/-
Suite 1841-D: 3,423 SF +/-
Suite 1841-L: 2,604 SF +/-
Suite 1841-M: 1,806 SF +/-

Lease Price: $28.00-$34.00/SF NNN
NNN Charges: $7.08/SF

NAIRED COMMERCIAL REAL ESTATE
405.840.0600 | NAIRED.COM

DAVID HARTNACK
405.761.8955
DAVID@NAIRED.COM

SAM SWANSON
405.208.2046
SAM@NAIRED.COM

HENRY JACKSON
405.240.4946
HENRY@NAIRED.COM



PROPERTY OVERVIEW

TOTAL SF	196,157 SF
LOT SIZE	44 ACRES +\-
YEAR BUILT	1999
ZONING	PUD

PROPERTY HIGHLIGHTS

- Shadow anchored by Walmart
- Strong National Co-Tenancy
- NNN Charges: CAM-$3.87/SF | Ins-$0.57/SF | RET-$2.64/SF=Total-$7.08/SF

LOCATION HIGHLIGHTS

- Proximity to I-44, I-235, and NW Expressway
- Neighbors Penn Square Mall (OKs #1 Performing Shopping Mall)

DEMOGRAPHICS

POPULATION
1 MILE: 8,301
3 MILES: 84,982
5 MILES: 198,506

AVERAGE HOUSEHOLD INCOME
1 MILE: $102,082
3 MILES: $91,939
5 MILES: $81,485

TOTAL HOUSEHOLDS
1 MILE: 4,232
3 MILES: 39,319
5 MILES: 88,760

ADJACENT TO NW EXPRESSWAY
0.1 MILES FROM I-44
1.5 MILES FROM OK-74
2 MILES FROM I-235
5 MILES FROM I-35

BELLE ISLE STATION - PICS



PLACER.AI STATS
• Walmart ranks 16/88 in OK
• Ross Dress For Less ranks 4/26 in OK
• T-Mobile ranks 8/49 in OK
• Ulta ranks 7/23 in OK

BELLE ISLE STATION - PICS







BELLE ISLE STATION CENTER - SITE PLAN

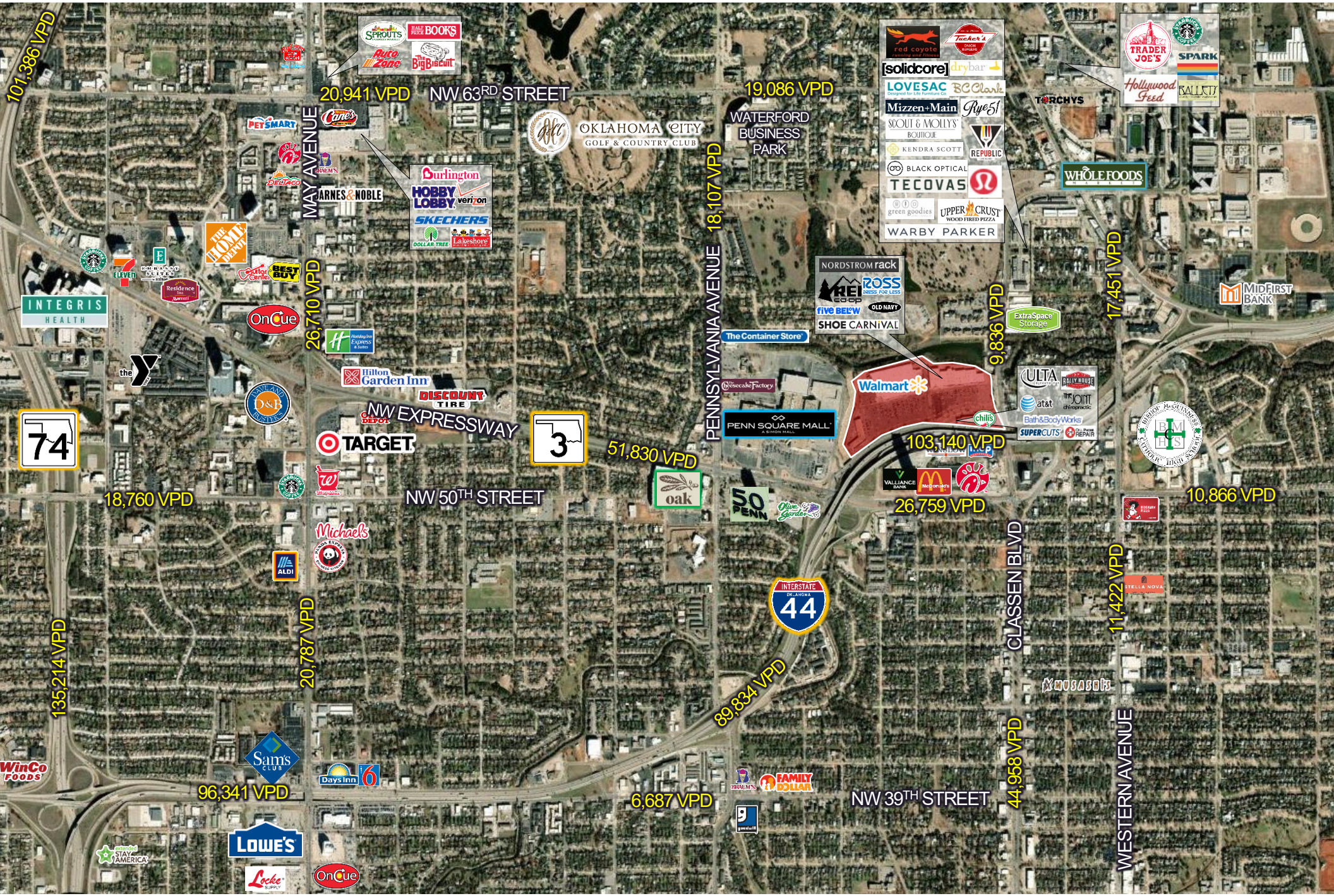


BELLE ISLE STATION		
SUITE	TENANT	SF
1841N	Vape World	2,210 SF
1841M	**AVAILABLE**	**1,806 SF**
1841L3	French Nail Spa	1,396 SF
1841L2	Golftec	2,489 SF
1841L	**AVAILABLE**	**2,604 SF**
1841K	Sally Beauty	1,662 SF
1841J	Tous Les Jours	2,790 SF
1841I	Removery Tattoo Removal	1,600 SF
1841H	Good Feet	2,003 SF
1841G	Kanpai Sushi	5,844 SF
1841D	**AVAILABLE**	**3,423 SF**
1841B	**AVAILABLE**	**4,505 SF**
1841A	T-Mobile	3,010 SF
1741	Nordstrom Rack	34,486 SF
1733	Five Below	8,818 SF
1731	REI	23,000 SF
1721	Ross	30,187 SF
1715	J Crew	8,840 SF
1711	Old Navy	16,110 SF
1701	Shoe Carnival	12,000 SF
1720B	AT&T	1,932 SF
1710B	Supercuts	1,000 SF
1710A	Bath & Body Works	3,548 SF
1710G	**AVAILABLE**	**2,430 SF**
1710F	Rally House	3,120 SF
1704B	CPR Cell Phone Repair	1,308 SF
1704A	The Joint Chiropractic	1,760 SF
1700	ULTA	9,852 SF
5301	Chili's	5,589 SF

BELLE ISLE STATION CENTER - SITE PLAN



BELLE ISLE STATION CENTER - AERIAL



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