

1700-1720 BELLE ISLE BOULEVARD
OKLAHOMA CITY, OK 73118

BELLE ISLE STATION



Prime Small Shop Space Available

Suites Available:

Suite 1841-B: 4,505 SF MOL

Suite 1841-D: 3,423 SF MOL

Suite 1841-L: 2,604 SF MOL

Suite 1841-M: 1,806 SF MOL

Lease Price: \$28.00-\$32.00/SF NNN

NNN Charges: \$7.08/SF

NAIRED COMMERCIAL
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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



BELLE ISLE STATION - PICS

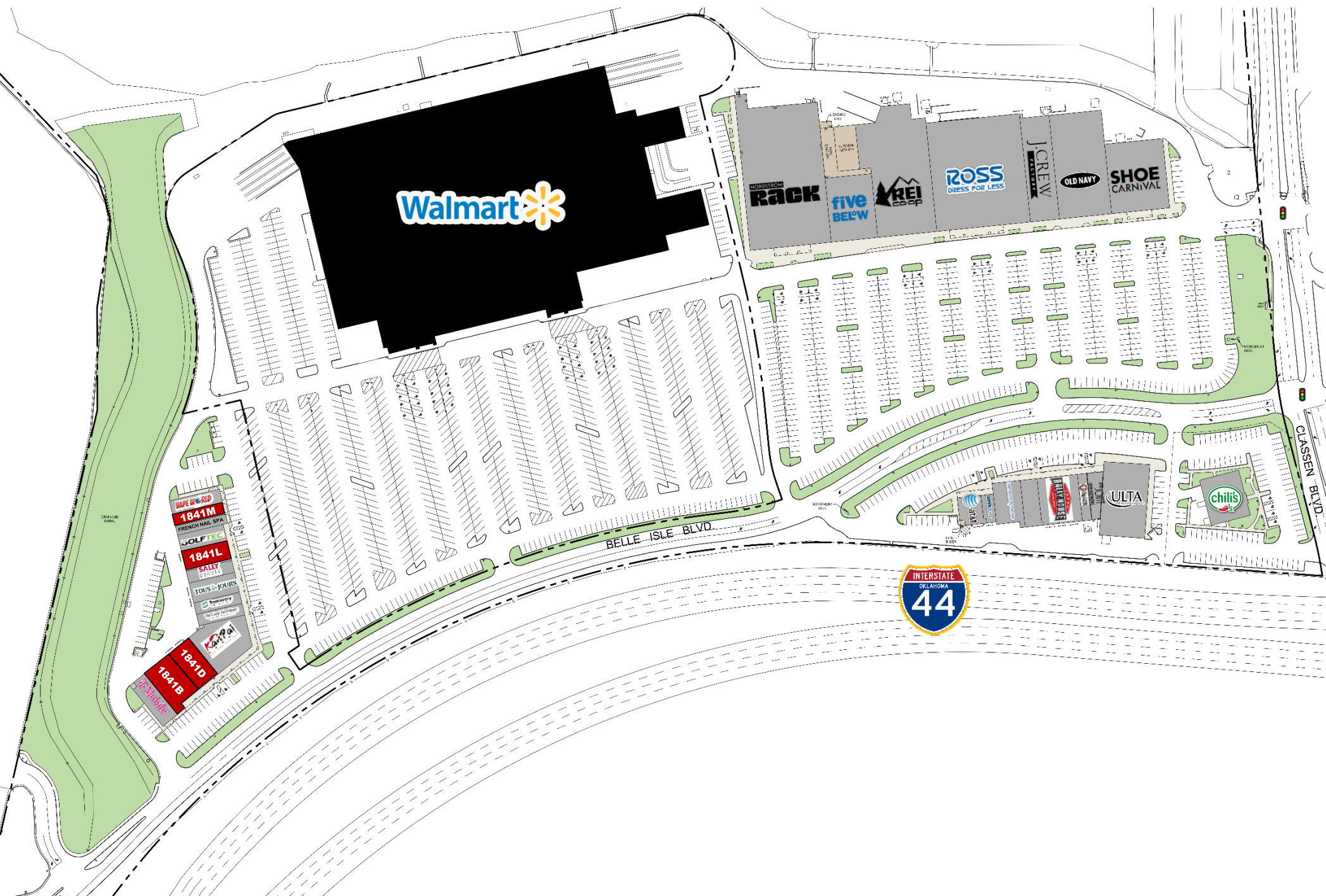


BELLE ISLE STATION CENTER - SITE PLAN



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		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

