

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$18-20 SF/yr (NNN)
NNN Rate:	\$4.25 SF/yr
Building Size:	10,800 SF
Available SF:	1,200-2,400 SF
Lot Size:	5.61 Acres
Year Built:	2004
Zoning:	C3

PROPERTY OVERVIEW

Glen Eagles Shopping Center is a well-established retail center positioned at the high-traffic corner of NW 150th Street and N. Western Avenue, right on the cusp of Northwest OKC and Edmond. The surrounding area is experiencing continued residential growth, with new home construction and strong neighborhood density driving consistent foot traffic to the center. With some of the best demographics in the metro, a thriving retail corridor, and top-rated Edmond schools nearby, this center attracts a loyal, high-income customer base, making it one of the most sought-after leasing opportunities in the north OKC market.

PROPERTY HIGHLIGHTS

- Suites from 1,200–2,400 SF with flexible configurations, including a 2nd generation vet clinic and a salon suite
- Existing plumbing and buildout in place — significantly reduced TI and faster time to open
- Excellent visibility from NW 150th Street with prominent monument signage and abundant surface parking
- Average household income of \$125,286 within one mile, with continued residential growth and top-rated Edmond schools nearby
- Established co-tenancy including Feng Cha, Joci Head Spa, Zono Nail Bar, Precision

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ADEN STRUBLE

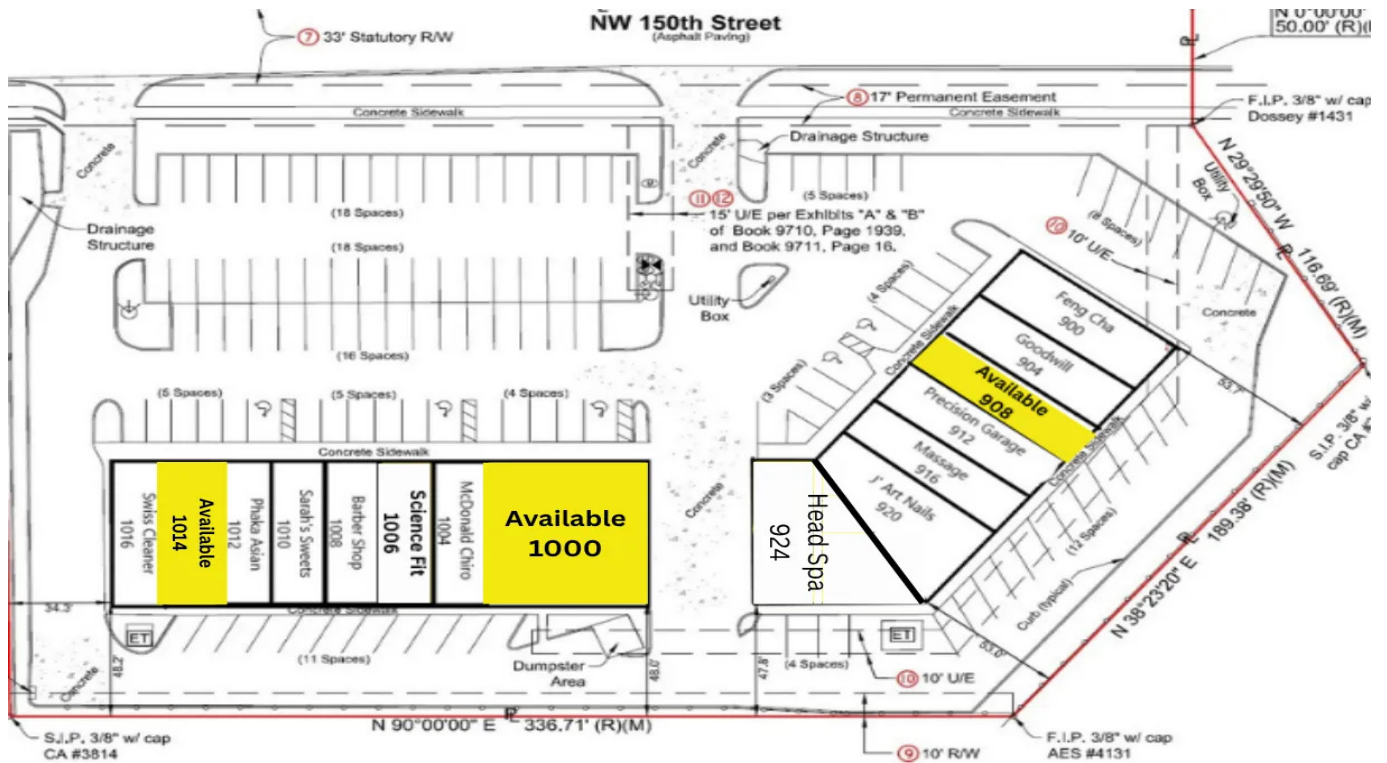
ADDITIONAL PHOTOS



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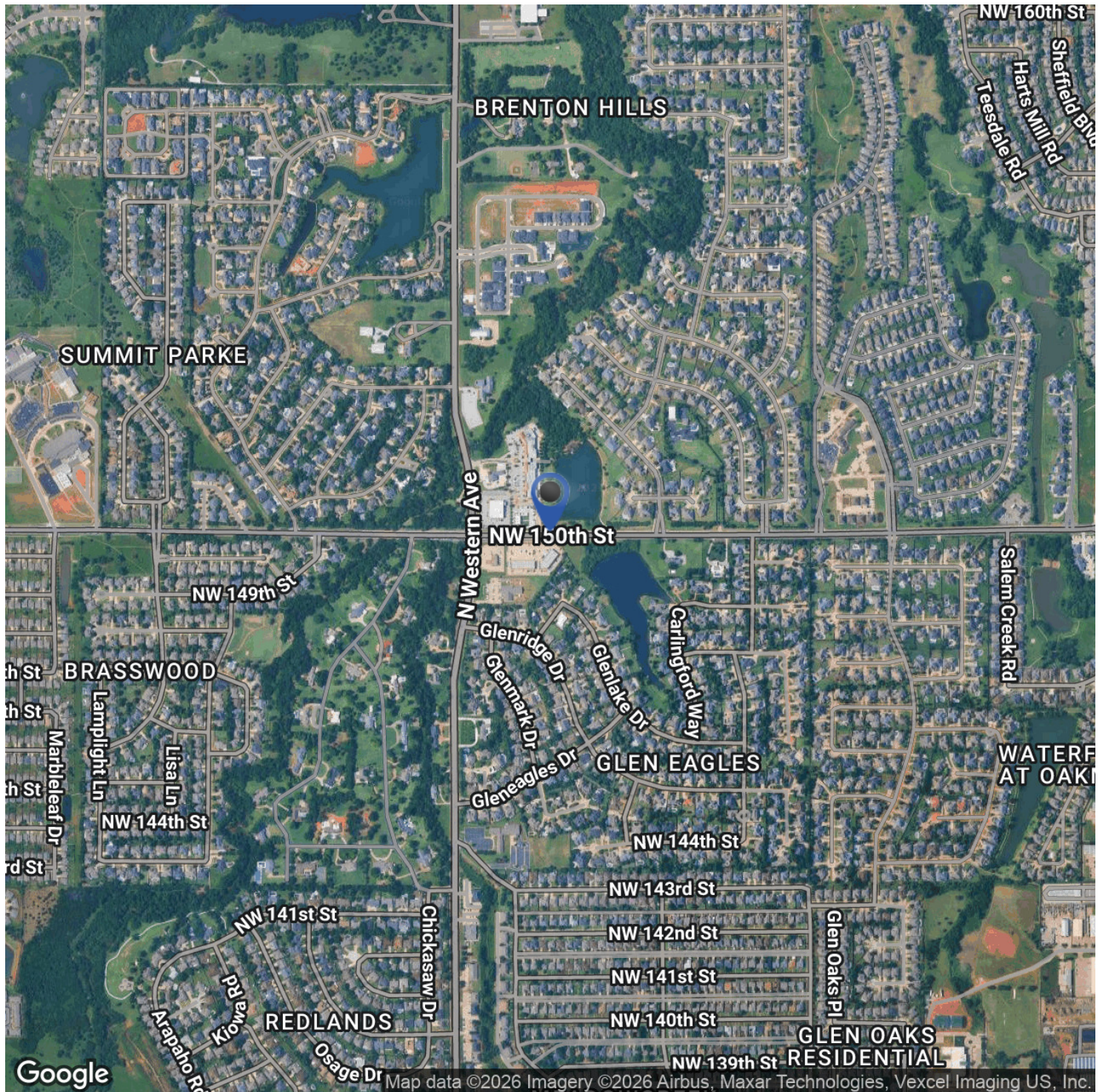
SITE PLANS



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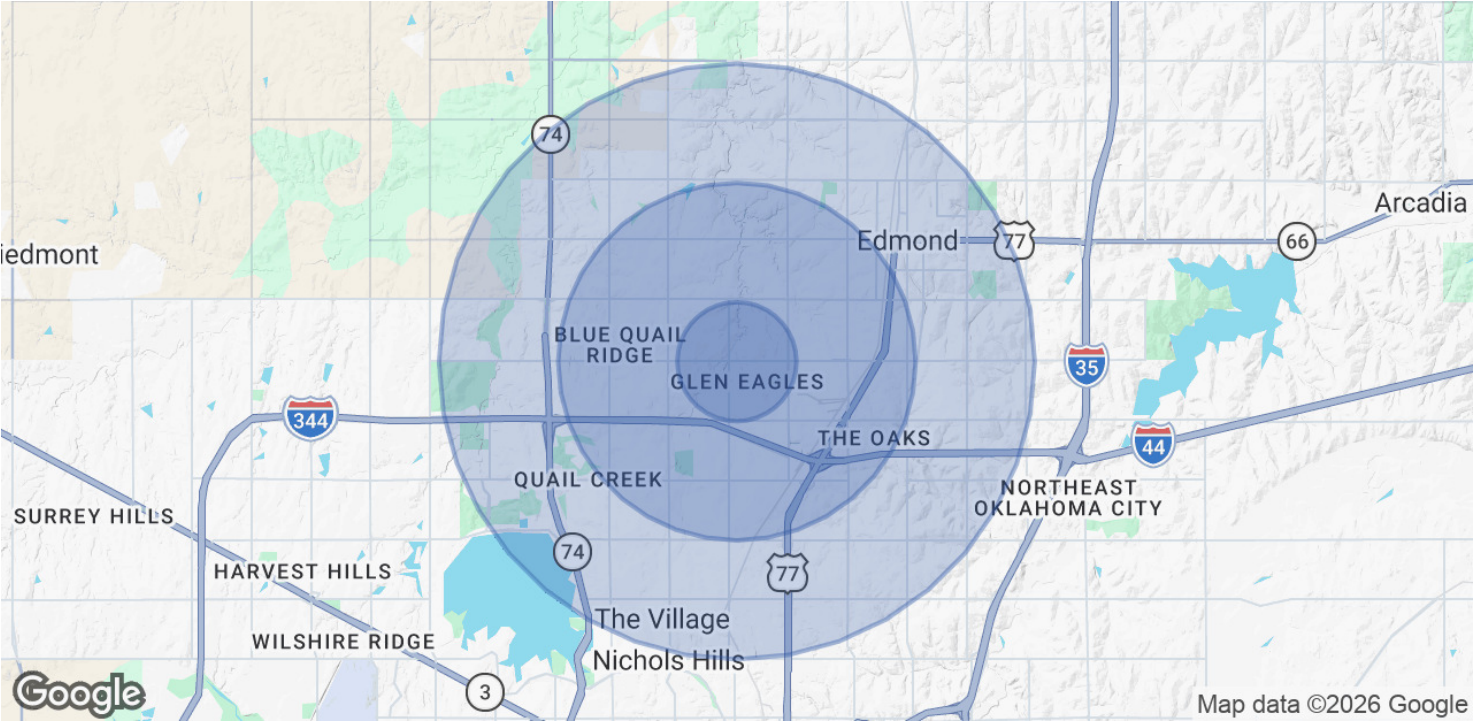
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,197	77,416	182,297
Average Age	39.1	35.5	35.5
Average Age (Male)	38.9	33.6	33.7
Average Age (Female)	39.4	37.2	36.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,281	35,945	80,089
# of Persons per HH	2.5	2.2	2.3
Average HH Income	\$125,286	\$79,513	\$84,976
Average House Value	\$237,375	\$174,775	\$201,100

2020 American Community Survey (ACS)

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