

PROPERTY SUMMARY



PROPERTY DESCRIPTION

1148 Northeast 36th Street presents a dynamic leasing opportunity in Northeast Oklahoma for retailers, service providers, medical users, and local or regional operators seeking strong visibility and built-in consumer traffic. The ±94,514 square foot neighborhood retail center is strategically positioned along a heavily traveled corridor, offering excellent frontage, easy access, and consistent daily exposure.

Anchored by established tenants including Dollar Tree, Domino's, Boost Mobile, and the Oklahoma Department of Human Services, Northeast Town Center serves as a reliable neighborhood hub drawing steady foot traffic and repeat visits throughout the week.

Ownership is highly motivated to make deals and help tenants succeed. The landlord is prepared to:

- Offer tenant improvement (TI) allowances
- Contribute toward build-out costs
- Provide flexible lease terms and structures
- Work creatively to help tenants open and operate successfully

With available space ready for customization, generous parking, and strong surrounding demographics, Northeast Town Center offers an ideal platform for businesses looking to grow in a stable, high-traffic retail environment.

Come join a thriving retail community where ownership is committed to partnership — not just occupancy.

OFFERING SUMMARY

Lease Rate:	\$12 SF/yr (NNN)
Available SF:	750 - 6,000 SF
Lot Size:	8.91 Acres
Building Size:	94,515 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 1136	\$12.00 SF/yr	750 SF
Suite 1140	\$12.00 SF/yr	3,000 SF
Suite 3641	\$12.00 SF/yr	2,100 SF
Suite 3663	\$12.00 SF/yr	6,000 SF
Suite 1100	\$12.00 SF/yr	1,375 SF

CHANDLER MOREAU

Owner / Managing Broker
 O: 918.370.2877
chandler@moreaupropertyadvisors.com

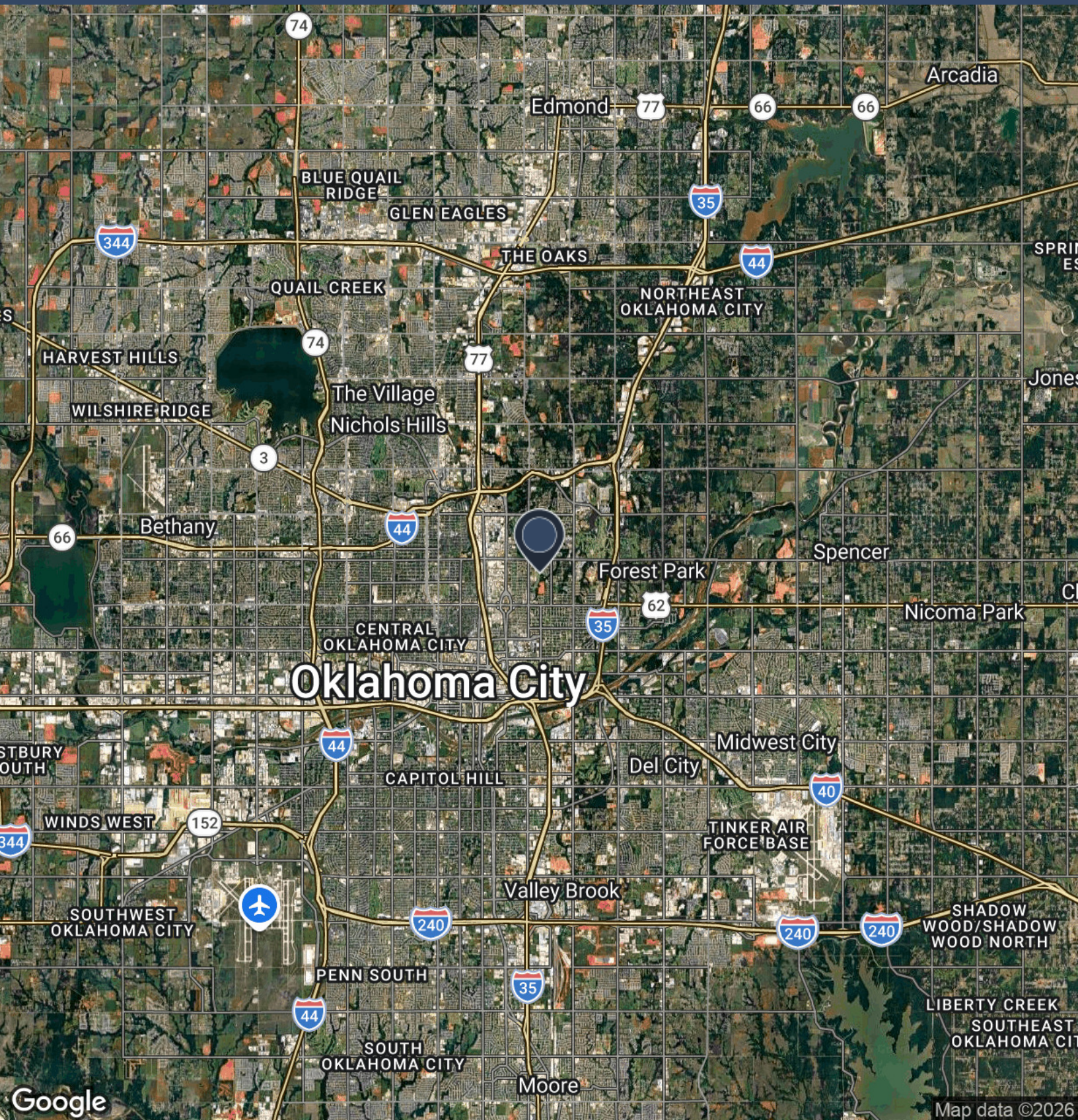
ADDITIONAL PHOTOS



CHANDLER MOREAU

Owner / Managing Broker
O: 918.370.2877
chandler@moreaupropertyadvisors.com

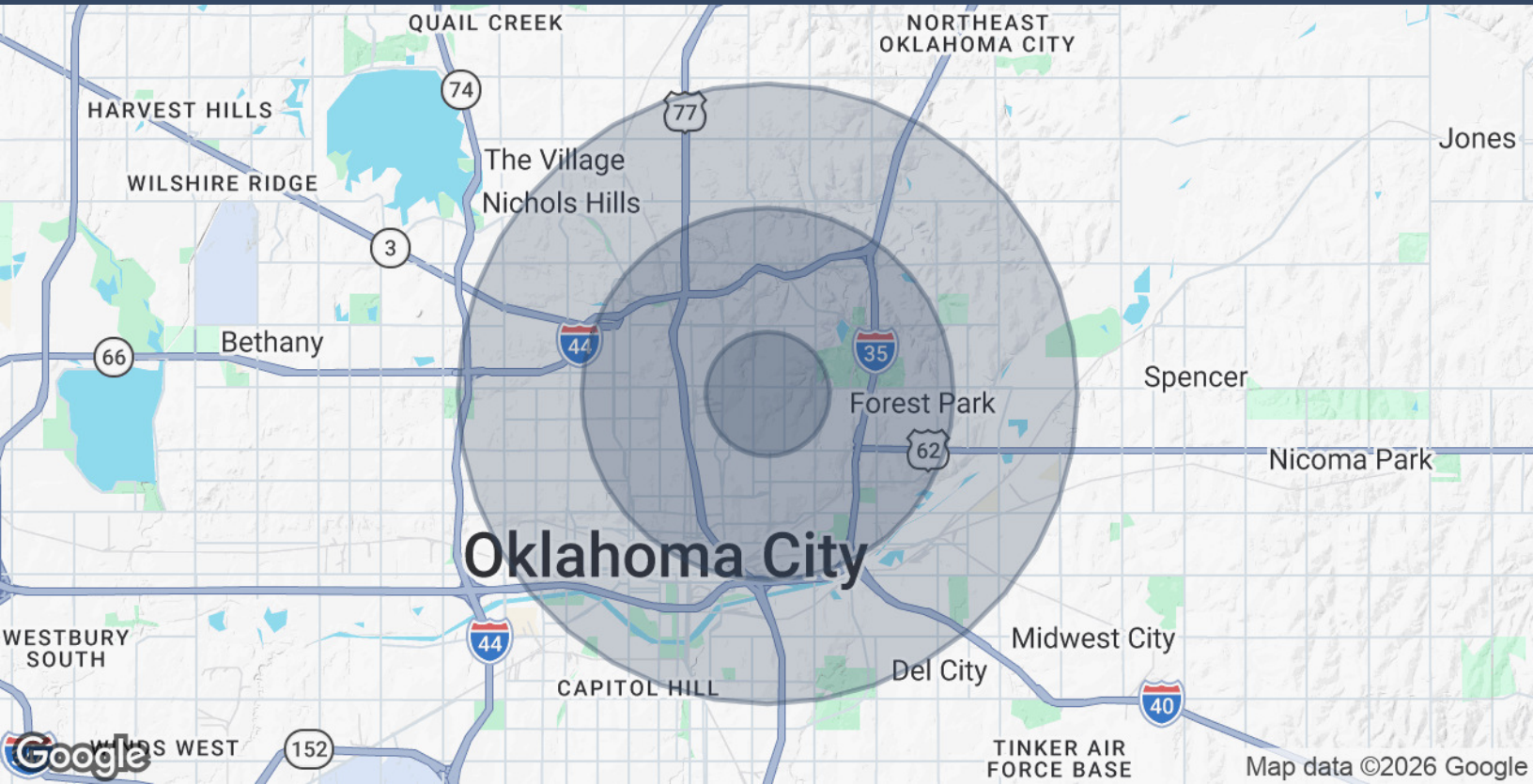
LOCATION MAP



CHANDLER MOREAU

Owner / Managing Broker
O: 918.370.2877
chandler@moreaupropertyadvisors.com

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,343	49,251	140,223
Average Age	41	39	39
Average Age (Male)	39	38	38
Average Age (Female)	43	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,830	23,873	61,853
# of Persons per HH	2.2	2.1	2.3
Average HH Income	\$45,059	\$75,412	\$75,047
Average House Value	\$157,153	\$305,066	\$283,056

2020 American Community Survey (ACS)

CHANDLER MOREAU

Owner / Managing Broker
 O: 918.370.2877
chandler@moreaupropertyadvisors.com