



**COLDWELL
BANKER
COMMERCIAL**

HOCKER & ASSOCIATES

FOR LEASE

**RETAIL/RESTAURANT PAD SITE JUST
NORTH OF I-40 AND ADJACENT
WESTGATE MARKETPLACE**

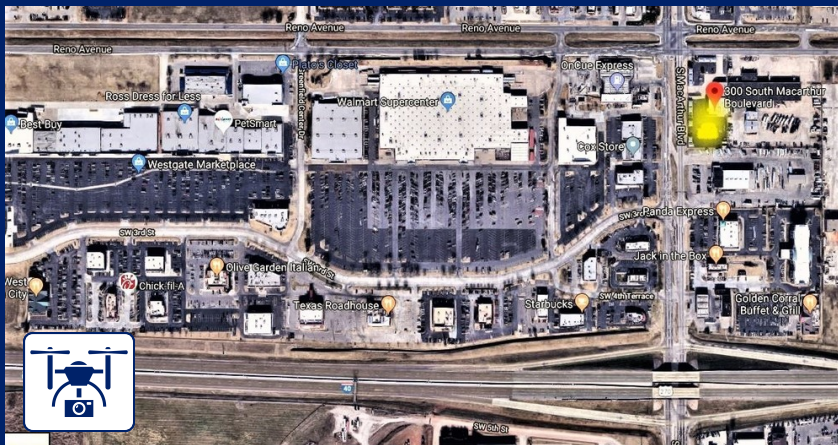
\$2.00 SF/yr (NNN)

300 S. MacArthur Blvd.
Oklahoma City, OK 73128

AVAILABLE SPACE
0.7 - 0.703 Acres

AREA

Great location for retail or restaurant! High traffic counts of over 33,000 vehicles per day. Single lot ready for freestanding new construction 175' frontage on S. MacArthur and 175' depth.



OFFICE

Cris Diffe Pitcock
405.840.4545
cris@hocker.com

CBCWORLDWIDE.COM

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LEASE RATE **\$2.00 SF/YR**

OFFERING SUMMARY

Available SF: 0.7 - 0.703 Acres

Lease Rate: \$2.00 SF/yr (NNN)

Lot Size: 0.7 Acres

Zoning: I-3

Market: Land

Submarket: Commercial

LOCATION OVERVIEW

Great location for retail or restaurant! High traffic counts of over 33,000 vehicles per day. Neighbors include: Raising Cane's, OnCue, Sonic, Taco Bueno, Arby's, Zaxby's, Panda Express AT&T Store, Ryder & SpringHill Suites. Adjacent to Westgate Marketplace: WalMart Supercenter, Hobby Lobby, Home Depot, Best Buy, Office Depot, Dick's Sporting Goods, Cavender's Western Outfitter, Ulta, PetSmart, Chick-fil-A, Starbucks, Panera Bread, Olive Garden, Qdoba, Texas Roadhouse, McDonald's and much more.

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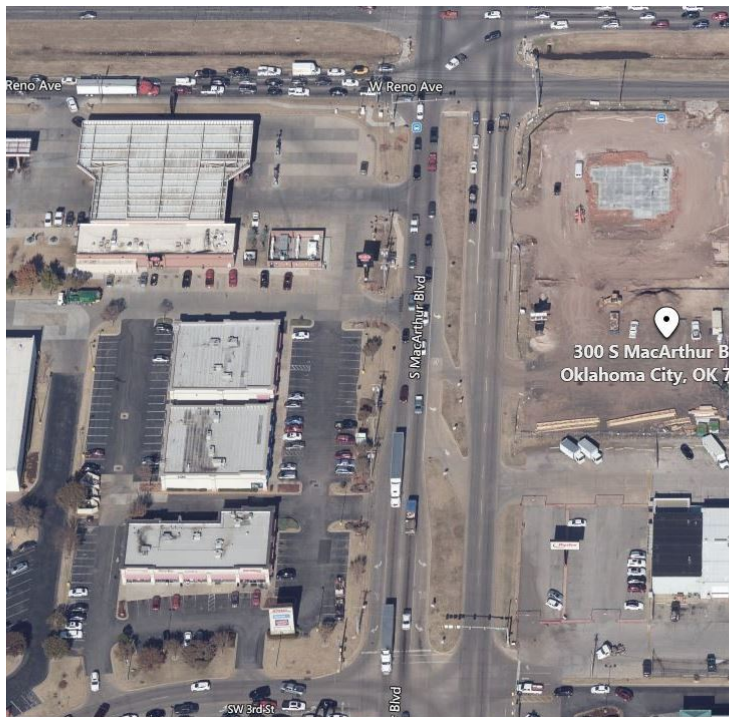




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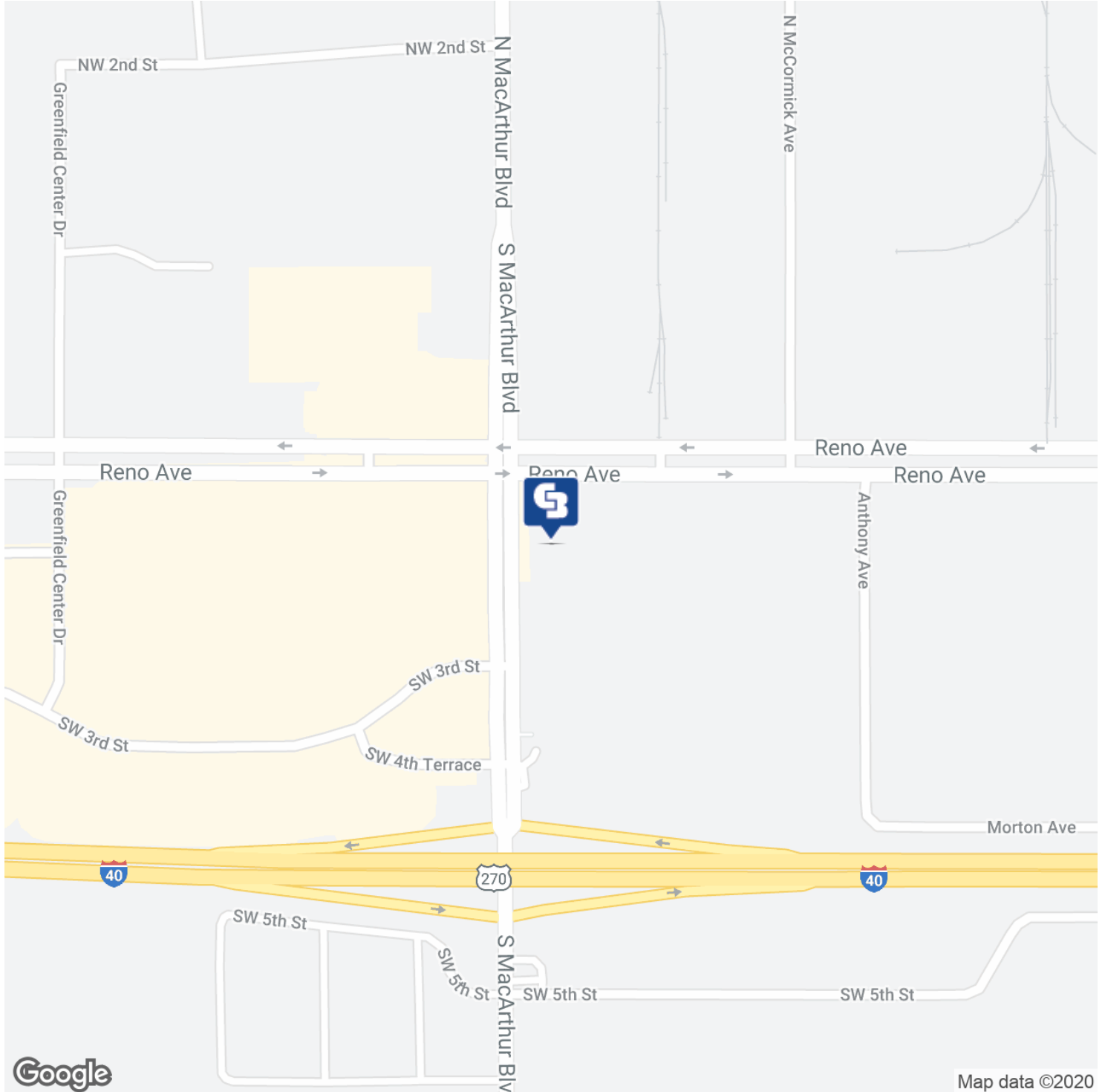
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,224	157,442	588,915
Median age	30.2	33.9	35.0
Median age (Male)	31.5	33.5	34.1
Median age (Female)	30.0	34.8	36.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,182	61,690	235,265
# of persons per HH	2.7	2.6	2.5
Average HH income	\$52,457	\$46,970	\$57,403
Average house value	\$92,909	\$107,456	\$151,662

* Demographic data derived from 2010 US Census

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