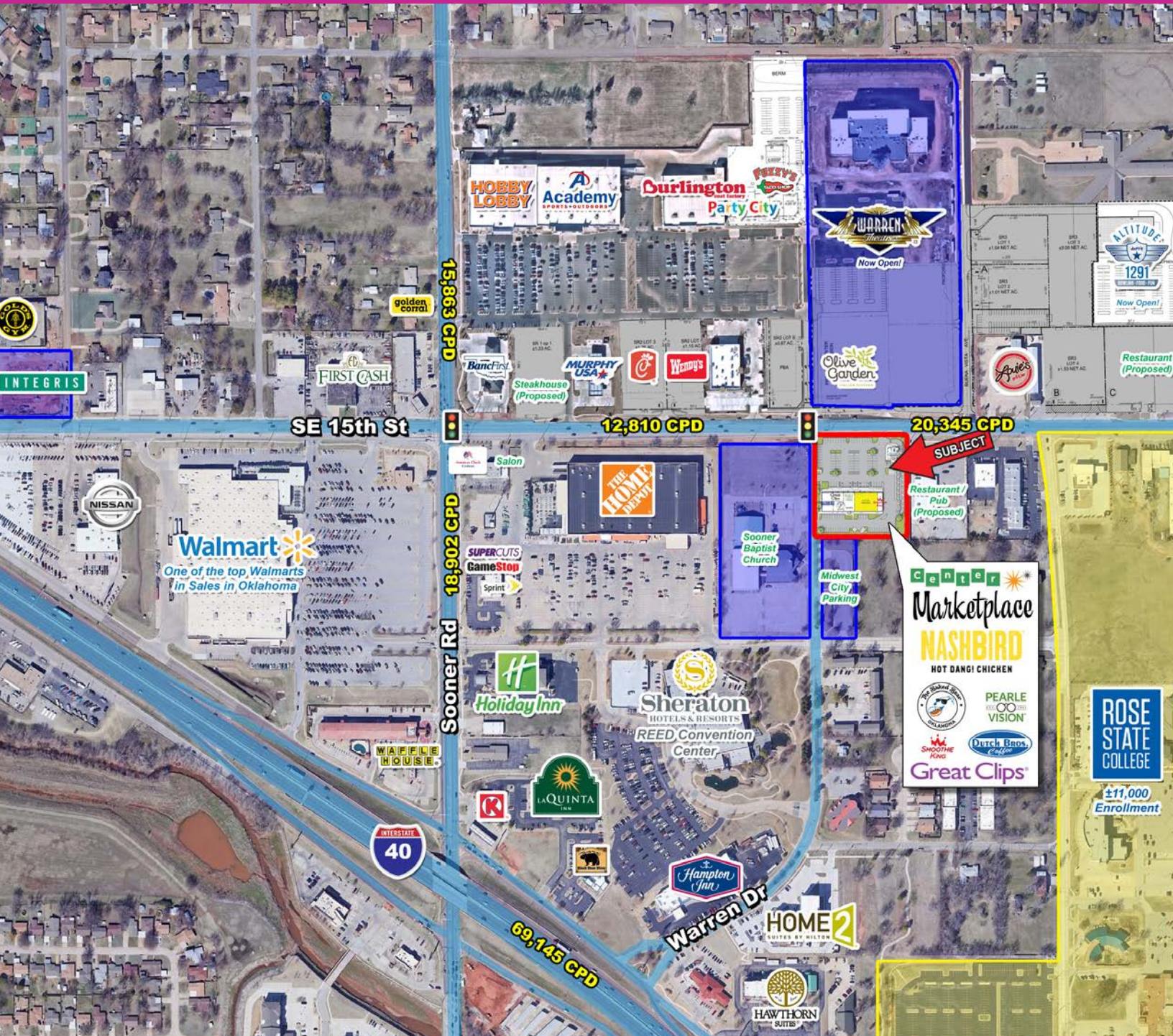


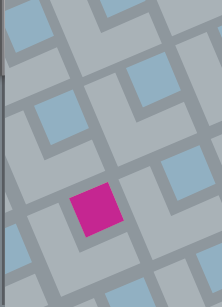
NEW UPSCALE GROUND-UP RETAIL SHOPS & PADS

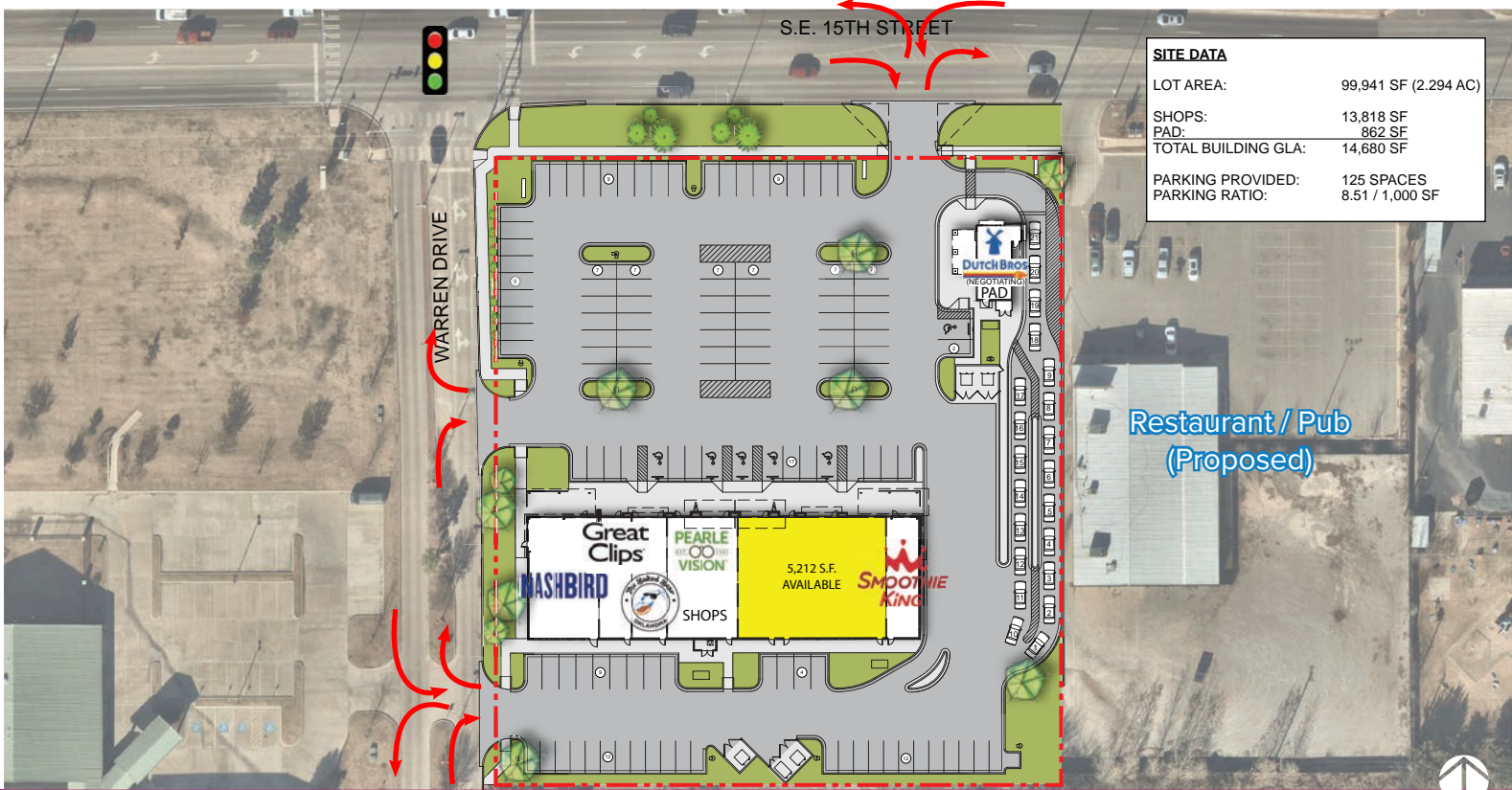


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www.soonerinvestment.com

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dingram@soonerinvestment.com
602.703.3326

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SITE DATA	
LOT AREA:	99,941 SF (2.294 AC)
SHOPS:	13,818 SF
PAD:	862 SF
TOTAL BUILDING GLA:	14,680 SF
PARKING PROVIDED:	125 SPACES
PARKING RATIO:	8.51 / 1,000 SF

MULTIPLE DRIVE-THRUS AVAILABLE!

Property Highlights

- Located at the main signalized entrance to a new ±400,000 SF Regional Shopping Center (Warren Theatre, Hobby Lobby, Academy Sports, Burlington, Party City, Andy's Alligator Entertainment)
- Only New Retail Shops Space Available In Trade Area
- Shops w/ drive-thru and pad w/ drive-thru available
- Directly north of the I-40 interchange on Warren Dr
- Extremely high daytime employment (Tinker AFB, Rose State College and Integris Hospital)
- One of the top Walmarts in sales in the State of Oklahoma

Demographics

Estimated Population
Estimated Households
Med Household Income
Daytime Population

Source: SitesUSA

Custom Trade Area

129,742
52,135
\$53,007
43,507

Nearby Tenants



PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

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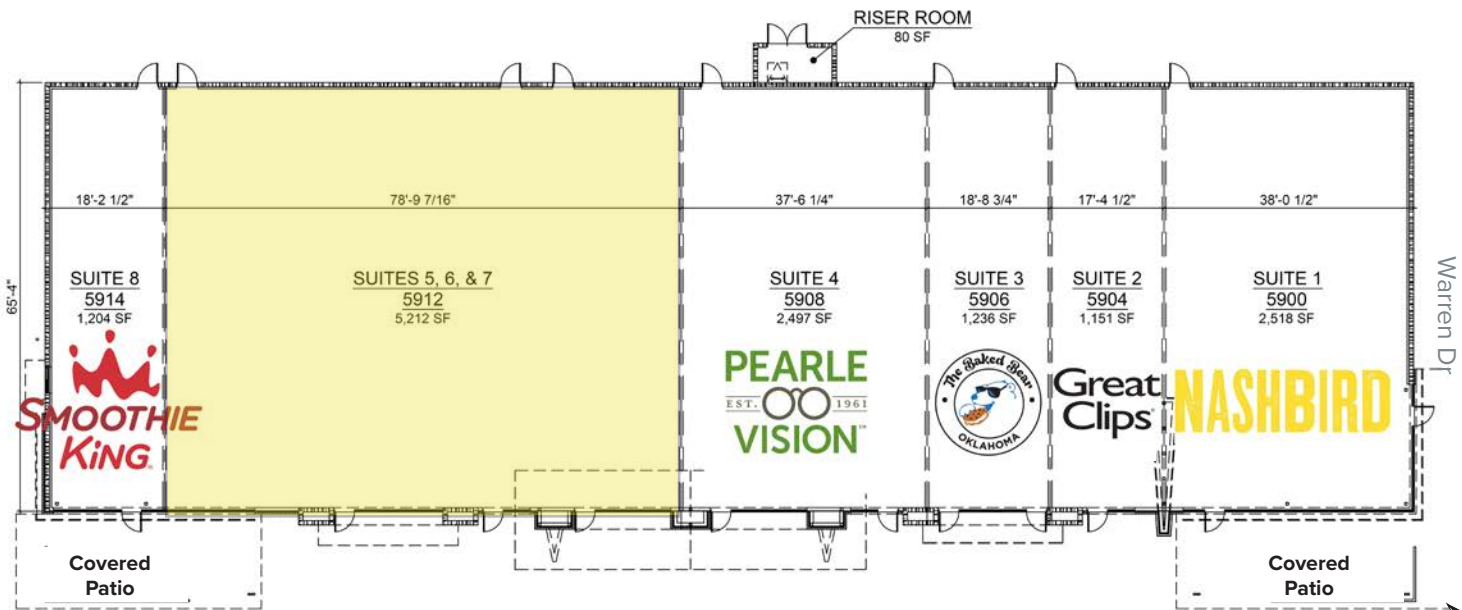
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Center Marketplace

SE 15th Street & Warren Dr - Southeast Corner
Midwest City, Oklahoma



AVAILABLE +/- 5,212 SF



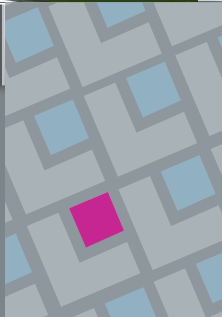
- PROPERTY HIGHLIGHTS
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*Midwest City High School
(1,372 Students)*

ROSE STATE COLLEGE
±11,000 Enrollment



*Jarman Middle School
(529 Students)*



*Tinker Air Force Base
±30,000 Employees
\$80k Average Income*



Reno Ave

Midwest Blvd



SE 15th St



ROSE STATE COLLEGE
±11,000 Enrollment



SE 29th St



SE 44th St



Tinker Air Force Base
±30,000 Employees
\$80k Average Income

Eastern Ave

Bryant Ln

Sunnylane Rd

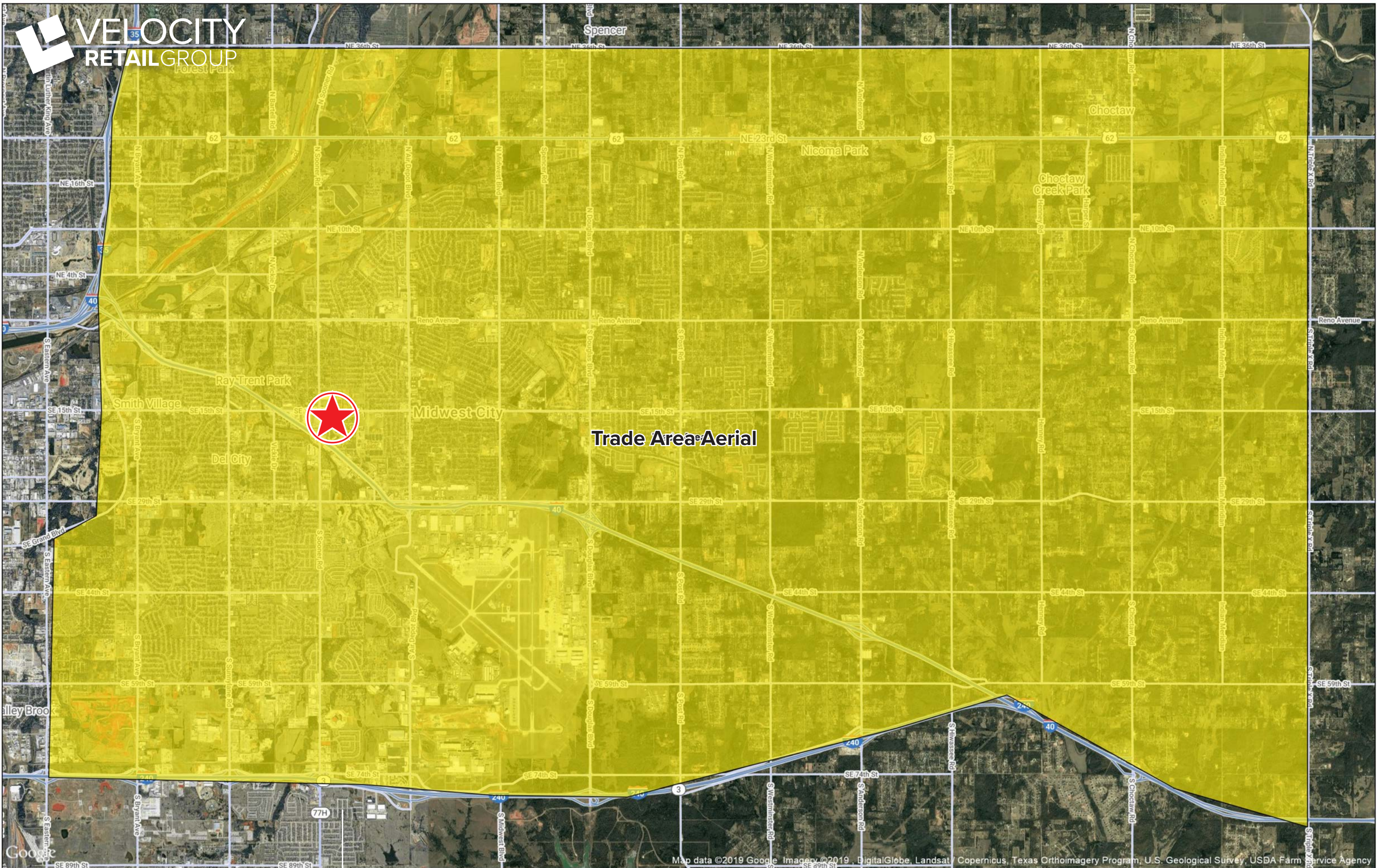
SE 59th St

Sooner Rd

Air Depot Blvd

Douglas Blvd

Post Rd



Trade Area Aerial



EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 35.4490/-97.3509

RF5

Warren Dr & SE 15th St

Trade Area

Population

Estimated Population (2018)	129,742
Projected Population (2023)	131,249
Census Population (2010)	121,321
Census Population (2000)	119,939
Projected Annual Growth (2018 to 2023)	1,507 0.2%
Historical Annual Growth (2010 to 2018)	8,421 0.9%
Historical Annual Growth (2000 to 2010)	1,382 0.1%
Estimated Population Density (2018)	1,217 <i>psm</i>
Trade Area Size	106.65 <i>sq mi</i>

Households

Estimated Households (2018)	52,135
Projected Households (2023)	54,016
Census Households (2010)	48,080
Census Households (2000)	47,137
Estimated Households with Children (2018)	17,381 33.3%
Estimated Average Household Size (2018)	2.45

Average Household Income

Estimated Average Household Income (2018)	\$61,772
Projected Average Household Income (2023)	\$70,807
Estimated Average Family Income (2018)	\$72,267

Median Household Income

Estimated Median Household Income (2018)	\$53,007
Projected Median Household Income (2023)	\$60,408
Estimated Median Family Income (2018)	\$63,386

Per Capita Income

Estimated Per Capita Income (2018)	\$24,869
Projected Per Capita Income (2023)	\$29,187
Estimated Per Capita Income 5 Year Growth	\$4,318 17.4%
Estimated Average Household Net Worth (2018)	\$338,043

Daytime Demos (2018)

Total Businesses	3,950
Total Employees	43,507
Company Headquarter Businesses	10 0.3%
Company Headquarter Employees	1,357 3.1%
Employee Population per Business	11.0
Residential Population per Business	32.8

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RF5

Warren Dr & SE 15th St

Trade Area

Race & Ethnicity

White (2018)	79,732	61.5%
Black or African American (2018)	28,341	21.8%
American Indian or Alaska Native (2018)	4,163	3.2%
Asian (2018)	3,507	2.7%
Hawaiian or Pacific Islander (2018)	190	0.1%
Other Race (2018)	3,044	2.3%
Two or More Races (2018)	10,767	8.3%
Not Hispanic or Latino Population (2018)	118,248	91.1%
Hispanic or Latino Population (2018)	11,494	8.9%
Not Hispanic or Latino Population (2023)	118,821	90.5%
Hispanic or Latino Population (2023)	12,428	9.5%
Not Hispanic or Latino Population (2010)	113,900	93.9%
Hispanic or Latino Population (2010)	7,421	6.1%
Not Hispanic or Latino Population (2000)	114,655	95.6%
Hispanic or Latino Population (2000)	5,284	4.4%
Projected Hispanic Annual Growth (2018 to 2023)	934	1.6%
Historic Hispanic Annual Growth (2000 to 2018)	6,210	6.5%

Age Distribution (2018)

Age Under 5	9,934	7.7%
Age 5 to 9 Years	9,411	7.3%
Age 10 to 14 Years	9,074	7.0%
Age 15 to 19 Years	8,065	6.2%
Age 20 to 24 Years	7,868	6.1%
Age 25 to 29 Years	9,931	7.7%
Age 30 to 34 Years	9,371	7.2%
Age 35 to 39 Years	8,688	6.7%
Age 40 to 44 Years	7,242	5.6%
Age 45 to 49 Years	7,346	5.7%
Age 50 to 54 Years	7,269	5.6%
Age 55 to 59 Years	8,160	6.3%
Age 60 to 64 Years	8,040	6.2%
Age 65 to 74 Years	11,586	8.9%
Age 75 to 84 Years	5,768	4.4%
Age 85 Years or Over	1,988	1.5%
Median Age	35.5	

Gender Age Distribution (2018)

Female Population	67,093	51.7%
Age 0 to 19 Years	17,697	26.4%
Age 20 to 64 Years	38,245	57.0%
Age 65 Years or Over	11,151	16.6%
Female Median Age	37.1	
Male Population	62,649	48.3%
Age 0 to 19 Years	18,787	30.0%
Age 20 to 64 Years	35,672	56.9%
Age 65 Years or Over	8,191	13.1%
Male Median Age	33.9	

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EXPANDED PROFILE

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Lat/Lon: 35.4490/-97.3509

RF5

Warren Dr & SE 15th St		Trade Area
Household Income Distribution (2018)		
HH Income \$200,000 or More	1,276	2.4%
HH Income \$150,000 to \$199,999	1,688	3.2%
HH Income \$100,000 to \$149,999	5,625	10.8%
HH Income \$75,000 to \$99,999	6,822	13.1%
HH Income \$50,000 to \$74,999	10,741	20.6%
HH Income \$35,000 to \$49,999	8,050	15.4%
HH Income \$25,000 to \$34,999	6,238	12.0%
HH Income \$15,000 to \$24,999	5,347	10.3%
HH Income Under \$15,000	6,348	12.2%
HH Income \$35,000 or More	34,202	65.6%
HH Income \$75,000 or More	15,411	29.6%
Housing (2018)		
Total Housing Units	54,675	
Housing Units Occupied	52,135	95.4%
Housing Units Owner-Occupied	32,810	62.9%
Housing Units, Renter-Occupied	19,325	37.1%
Housing Units, Vacant	2,540	4.6%
Marital Status (2018)		
Never Married	32,035	31.6%
Currently Married	42,822	42.3%
Separated	4,522	4.5%
Widowed	6,011	5.9%
Divorced	15,934	15.7%
Household Type (2018)		
Population Family	106,431	82.0%
Population Non-Family	21,525	16.6%
Population Group Quarters	1,786	1.4%
Family Households	34,144	65.5%
Non-Family Households	17,991	34.5%
Married Couple with Children	9,240	21.6%
Average Family Household Size	3.1	
Household Size (2018)		
1 Person Households	15,216	29.2%
2 Person Households	17,231	33.0%
3 Person Households	8,477	16.3%
4 Person Households	6,215	11.9%
5 Person Households	3,044	5.8%
6 or More Person Households	1,953	3.7%
Household Vehicles (2018)		
Households with 0 Vehicles Available	2,846	5.5%
Households with 1 Vehicles Available	18,013	34.5%
Households with 2 or More Vehicles Available	31,277	60.0%
Total Vehicles Available	95,534	
Average Vehicles Per Household	1.8	

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Warren Dr & SE 15th St

Trade Area

Labor Force (2018)

Estimated Labor Population Age 16 Years or Over	99,760	
Estimated Civilian Employed	56,679	56.8%
Estimated Civilian Unemployed	2,142	2.1%
Estimated in Armed Forces	2,651	2.7%
Estimated Not in Labor Force	38,289	38.4%
Unemployment Rate	2.1%	

Occupation (2015)

Occupation: Population Age 16 Years or Over	56,632	
Management, Business, Financial Operations	7,439	13.1%
Professional, Related	10,422	18.4%
Service	9,715	17.2%
Sales, Office	15,321	27.1%
Farming, Fishing, Forestry	40	0.1%
Construct, Extraction, Maintenance	6,442	11.4%
Production, Transport Material Moving	7,254	12.8%
White Collar Workers	33,182	58.6%
Blue Collar Workers	23,450	41.4%

Consumer Expenditure (2018)

Total Household Expenditure	\$2.61 B	
Total Non-Retail Expenditure	\$1.35 B	51.5%
Total Retail Expenditure	\$1.27 B	48.5%
Apparel	\$90.6 M	3.5%
Contributions	\$106 M	4.0%
Education	\$88.9 M	3.4%
Entertainment	\$145 M	5.6%
Food and Beverages	\$390 M	14.9%
Furnishings and Equipment	\$88.0 M	3.4%
Gifts	\$61.4 M	2.3%
Health Care	\$215 M	8.2%
Household Operations	\$71.0 M	2.7%
Miscellaneous Expenses	\$39.2 M	1.5%
Personal Care	\$34.0 M	1.3%
Personal Insurance	\$18.4 M	0.7%
Reading	\$5.77 M	0.2%
Shelter	\$537 M	20.5%
Tobacco	\$17.2 M	0.7%
Transportation	\$503 M	19.3%
Utilities	\$202 M	7.7%

Educational Attainment (2018)

Adult Population Age 25 Years or Over	85,390	
Elementary (Grade Level 0 to 8)	2,312	2.7%
Some High School (Grade Level 9 to 11)	6,826	8.0%
High School Graduate	27,281	31.9%
Some College	23,871	28.0%
Associate Degree Only	7,295	8.5%
Bachelor Degree Only	12,026	14.1%
Graduate Degree	5,780	6.8%

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RF5

Warren Dr & SE 15th St		Trade Area
Units In Structure (2015)		
1 Detached Unit	41,263	85.8%
1 Attached Unit	1,494	3.1%
2 to 4 Units	1,748	3.6%
5 to 9 Units	3,054	6.4%
10 to 19 Units	1,142	2.4%
20 to 49 Units	413	0.9%
50 or More Units	961	2.0%
Mobile Home or Trailer	1,874	3.9%
Other Structure	138	0.3%
Homes Built By Year (2015)		
Homes Built 2010 or later	1,372	2.9%
Homes Built 2000 to 2009	6,019	12.5%
Homes Built 1990 to 1999	3,322	6.9%
Homes Built 1980 to 1989	7,841	16.3%
Homes Built 1970 to 1979	8,712	18.1%
Homes Built 1960 to 1969	9,333	19.4%
Homes Built 1950 to 1959	7,948	16.5%
Homes Built Before 1949	5,522	11.5%
Home Values (2015)		
Home Values \$1,000,000 or More	30	0.1%
Home Values \$500,000 to \$999,999	936	3.1%
Home Values \$400,000 to \$499,999	532	1.7%
Home Values \$300,000 to \$399,999	1,829	6.0%
Home Values \$200,000 to \$299,999	4,297	14.0%
Home Values \$150,000 to \$199,999	5,465	17.9%
Home Values \$100,000 to \$149,999	6,906	22.6%
Home Values \$70,000 to \$99,999	6,463	21.1%
Home Values \$50,000 to \$69,999	3,502	11.4%
Home Values \$25,000 to \$49,999	1,506	4.9%
Home Values Under \$25,000	1,137	3.7%
Owner-Occupied Median Home Value	\$126,190	
Renter-Occupied Median Rent	\$663	
Transportation To Work (2015)		
Drive to Work Alone	52,093	85.2%
Drive to Work in Carpool	5,401	8.8%
Travel to Work by Public Transportation	339	0.6%
Drive to Work on Motorcycle	146	0.2%
Walk or Bicycle to Work	729	1.2%
Other Means	311	0.5%
Work at Home	2,149	3.5%
Travel Time (2015)		
Travel to Work in 14 Minutes or Less	14,666	24.9%
Travel to Work in 15 to 29 Minutes	26,506	44.9%
Travel to Work in 30 to 59 Minutes	12,420	21.0%
Travel to Work in 60 Minutes or More	1,174	2.0%
Average Minutes Travel to Work	20.1	

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2415 East Camelback Road, Suite 400
Phoenix, Arizona 85016
602.682.8100
www.velocityretail.com

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602.703.3326
dingram@soonerinvestment.com

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