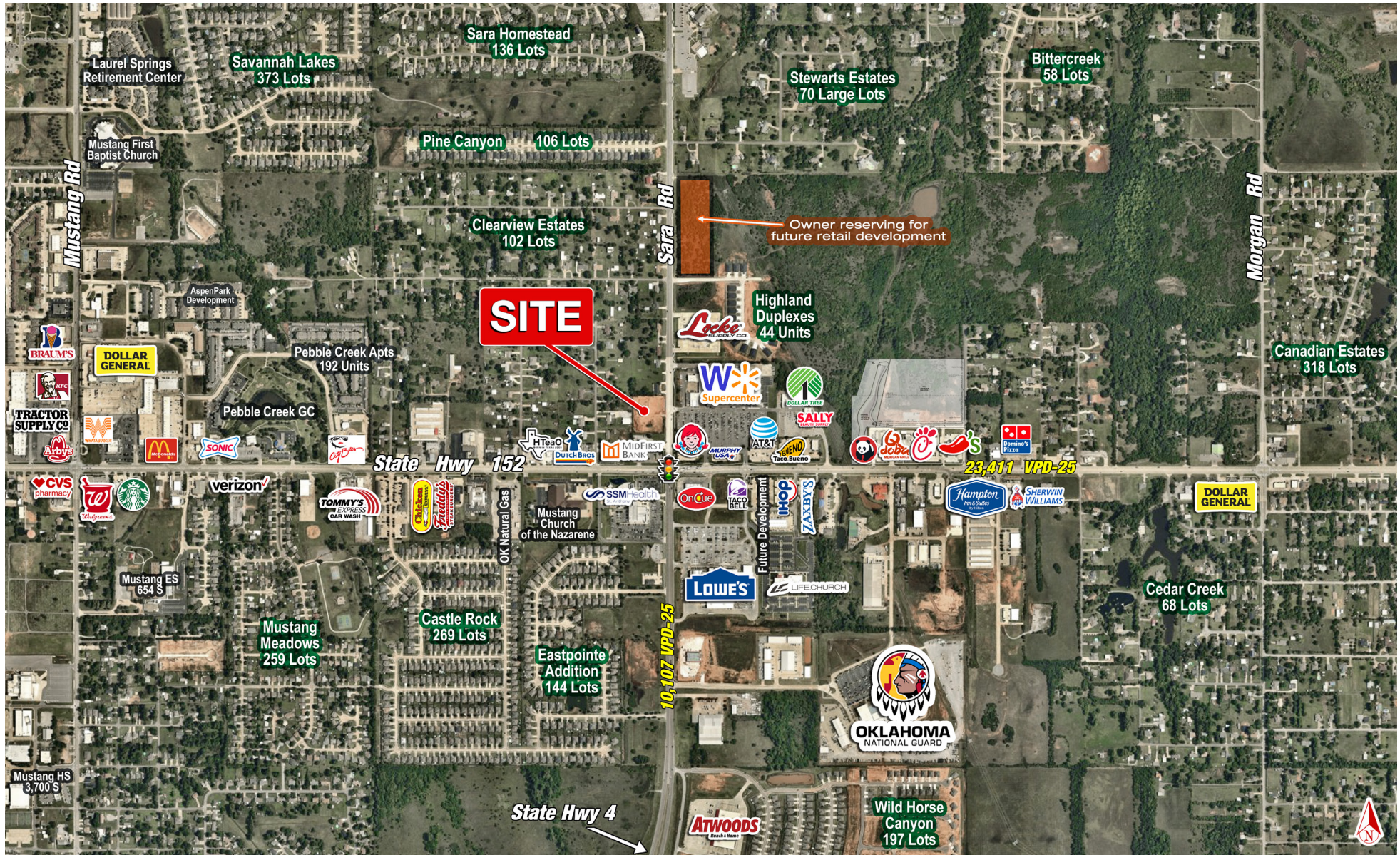


NWQ E STATE HWY 152 & SARA RD MUSTANG, OK 73064

SHOP ^{COS.}

Jack Weir / **JACK@SHOPCOMPANIES.COM** / **214-935-5634**

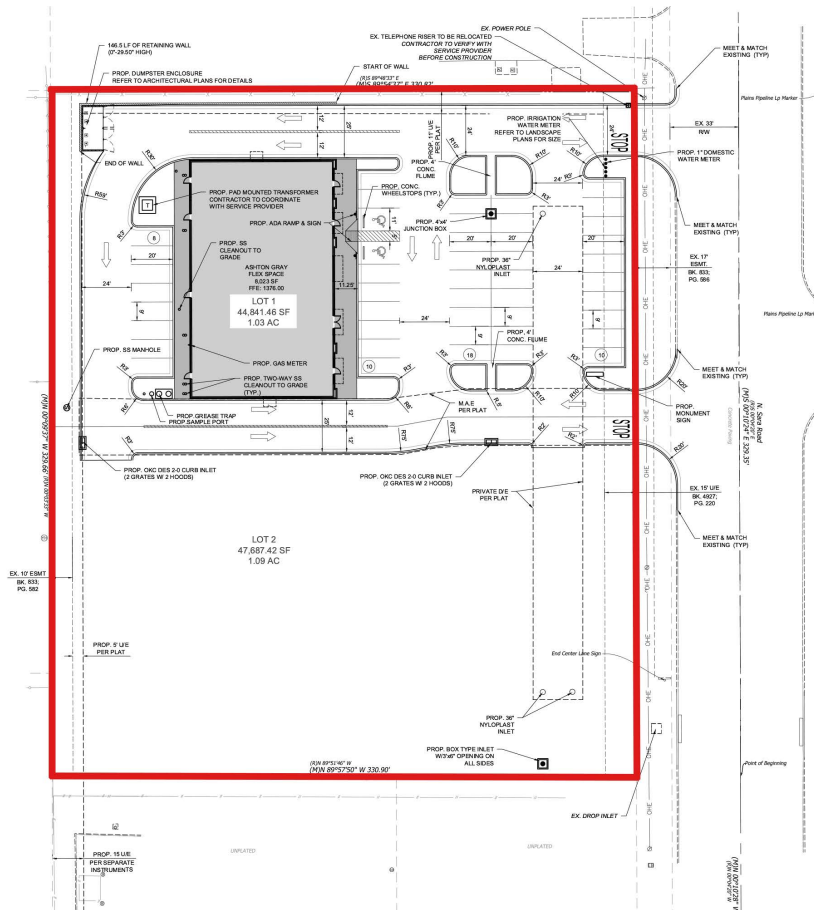
Jake Patterson / **JPATTERSON@SHOPCOMPANIES.COM** / **405-806-7608**

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DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	5,492	33,866	69,698
Avg. HH Income	\$116,875	\$116,706	\$113,739
Total Housing Units	2,156	12,092	25,360
Daytime Population	5,478	23,578	58,086
Medium Home Value	\$252,857	\$277,385	\$271,269

PROJECT SCOPE

This site enjoys high visibility at a heavily trafficked intersection, directly across from a Walmart Supercenter. As the primary grocer in the area, Walmart attracts approximately 2.4 million visitors annually. Located in Canadian County, the fastest-growing county in Oklahoma, the area continues to experience strong growth driven by ongoing retail and residential development.

PRICING

- Call for rates | For Sale, Lease or BTS

DETAILS

- ±1.09 AC Pad Site Available
- ±8,023 SF Small Shop Space Available
- Drive Thru End Cap Opportunity
- 145' Frontage, 330' Depth
- Pad Site: Rough Grade Delivery
- All Utilities Available on Site

TRAFFIC COUNTS

o E Hwy 152:	23,411 VPD-25
o Sara Rd:	10,107 VPD-25

AREA RETAILERS



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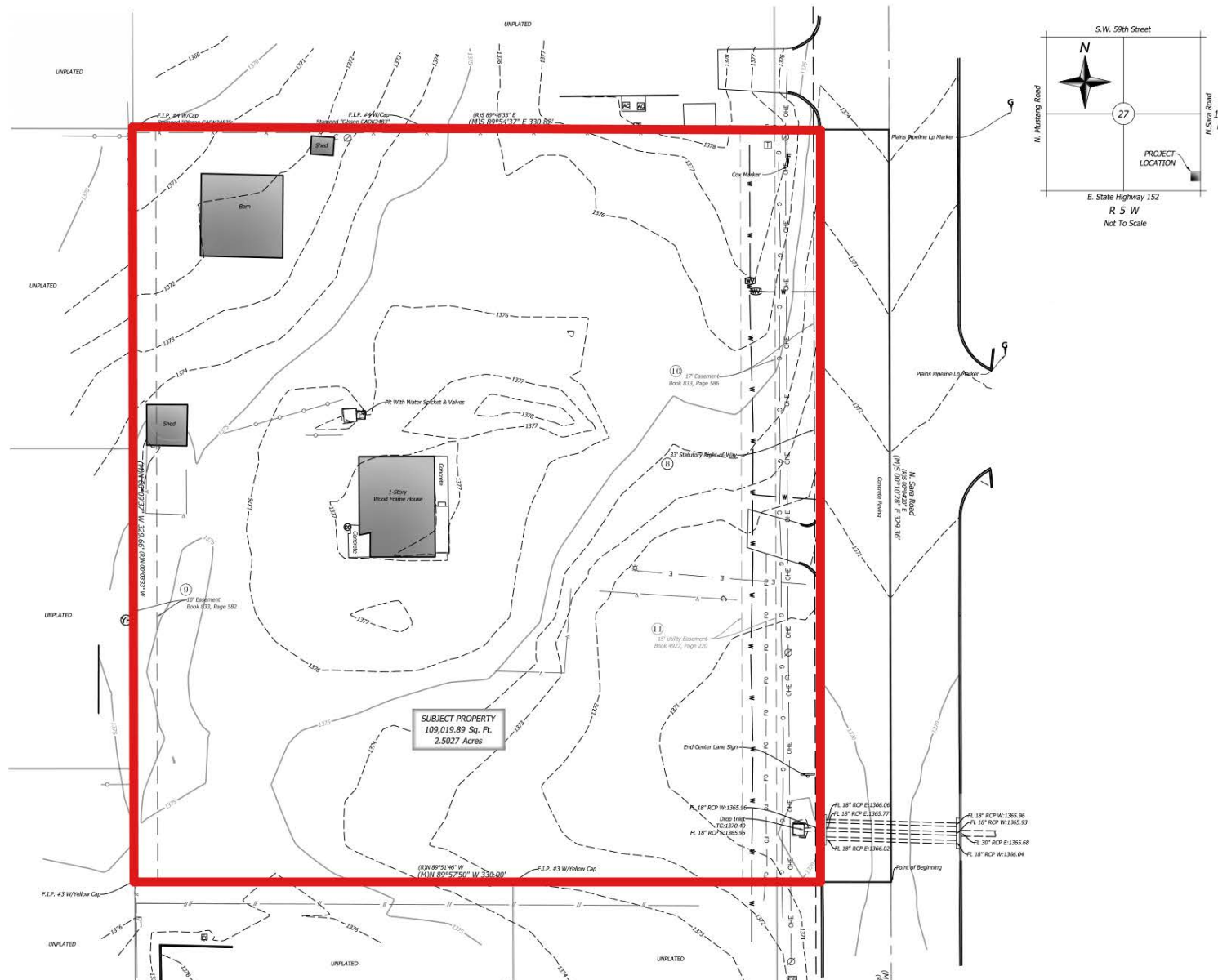
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