

BELLE ISLE STATION  
1700-1720 BELLE ISLE BOULEVARD  
OKLAHOMA CITY, OK 73118



Prime Small Shop Space Available

Suites Available:

Suite 1841-B: 4,505 SF MOL  
Suite 1841-D: 3,423 SF MOL  
Suite 1841-L: 2,604 SF MOL  
Suite 1841-M: 1,806 SF MOL

Lease Price: \$28.00-\$32.00/SF NNN  
NNN Charges: \$7.08/SF

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## PROPERTY OVERVIEW

TOTAL SF 196,157 SF

LOT SIZE 44 ACRES +/-

YEAR BUILT 1999

ZONING PUD

## PROPERTY HIGHLIGHTS

- Shadow anchored by Walmart
- Strong National Co-Tenancy
- NNN Charges: CAM-\$3.87/SF | Ins-\$0.57/SF | RET-\$2.64/SF=Total-\$7.08/SF

## LOCATION HIGHLIGHTS

- Proximity to I-44, I-235, and NW Expressway
- Neighbors Penn Square Mall (OKs #1 Performing Shopping Mall)

## DEMOGRAPHICS



### POPULATION

1 MILE: 8,301  
3 MILES: 84,982  
5 MILES: 198,506



### AVERAGE HOUSEHOLD INCOME

1 MILE: \$102,082  
3 MILES: \$91,939  
5 MILES: \$81,485



### TOTAL HOUSEHOLDS

1 MILE: 4,232  
3 MILES: 39,319  
5 MILES: 88,760



ADJACENT TO NW EXPRESSWAY  
0.1 MILES FROM I-44  
1.5 MILES FROM OK-74  
2 MILES FROM I-235  
5 MILES FROM I-35



# BELLE ISLE STATION - PICS





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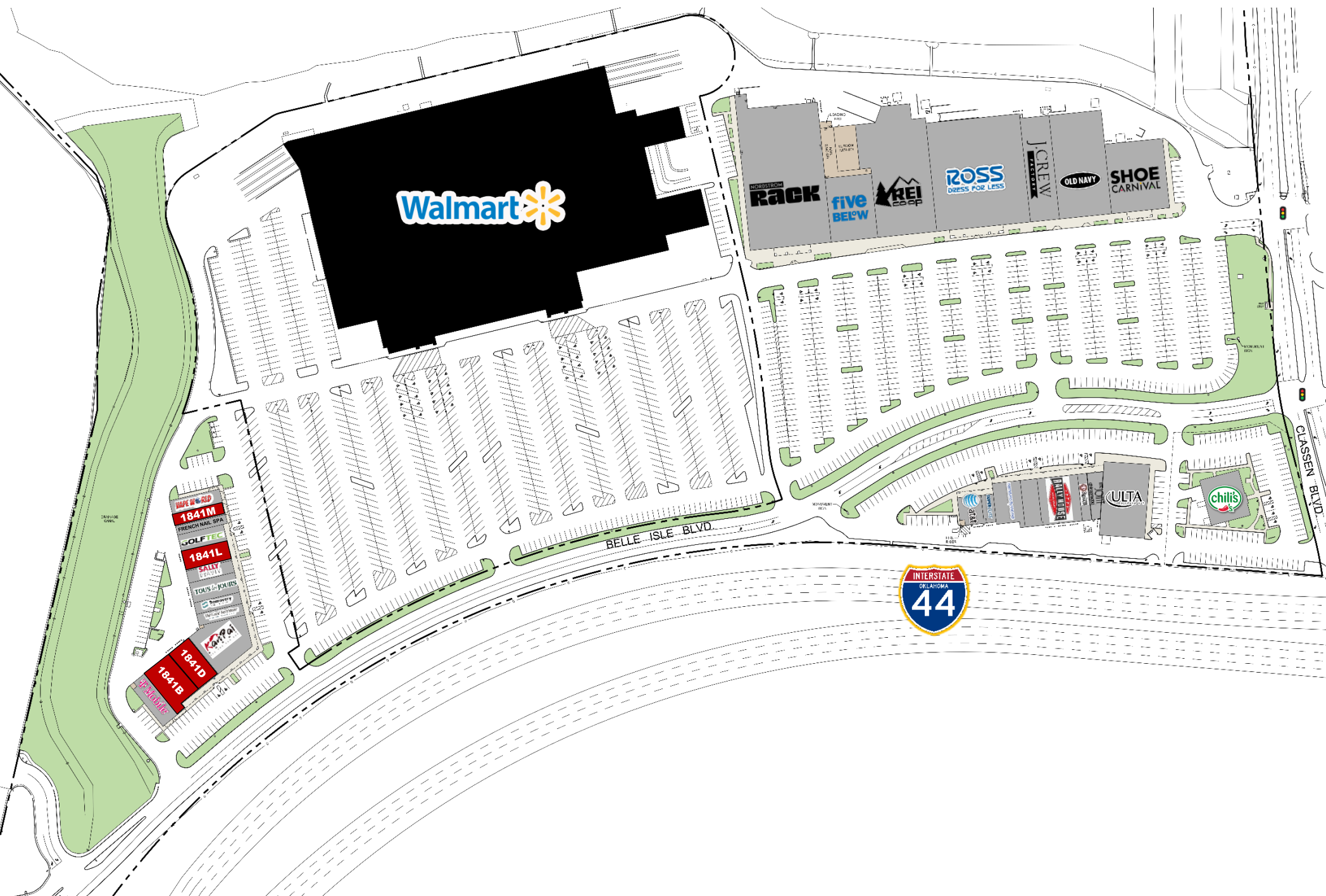


# BELLE ISLE STATION CENTER - SITE PLAN



| BELLE ISLE STATION |                         |                 |
|--------------------|-------------------------|-----------------|
| SUITE              | TENANT                  | SF              |
| 1841N              | Vape World              | 2,210 SF        |
| <b>1841M</b>       | <b>AVAILABLE</b>        | <b>1,806 SF</b> |
| 1841L3             | French Nail Spa         | 1,396 SF        |
| 1841L2             | Golftec                 | 2,489 SF        |
| <b>1841L</b>       | <b>AVAILABLE</b>        | <b>2,604 SF</b> |
| 1841K              | Sally Beauty            | 1,662 SF        |
| 1841J              | Tous Les Jours          | 2,790 SF        |
| 1841I              | Removery Tattoo Removal | 1,600 SF        |
| 1841H              | Good Feet               | 2,003 SF        |
| 1841G              | Kanpai Sushi            | 5,844 SF        |
| <b>1841D</b>       | <b>AVAILABLE</b>        | <b>3,423 SF</b> |
| <b>1841B</b>       | <b>AVAILABLE</b>        | <b>4,505 SF</b> |
| 1841A              | T-Mobile                | 3,010 SF        |
| 1741               | Nordstrom Rack          | 34,486 SF       |
| 1733               | Five Below              | 8,818 SF        |
| 1731               | REI                     | 23,000 SF       |
| 1721               | Ross                    | 30,187 SF       |
| 1715               | J Crew                  | 8,840 SF        |
| 1711               | Old Navy                | 16,110 SF       |
| 1701               | Shoe Carnival           | 12,000 SF       |
| 1720B              | AT&T                    | 1,932 SF        |
| 1710B              | Supercuts               | 1,000 SF        |
| 1710A              | Bath & Body Works       | 3,548 SF        |
| 1710G              |                         | 2,430 SF        |
| 1710F              | Rally House             | 3,120 SF        |
| 1704B              | CPR Cell Phone Repair   | 1,308 SF        |
| 1704A              | The Joint Chiropractic  | 1,760 SF        |
| 1700               | ULTA                    | 9,852 SF        |
| 5301               | Chili's                 | 5,589 SF        |

# BELLE ISLE STATION CENTER - SITE PLAN





# BELLE ISLE STATION CENTER - AERIAL

