

SWC of Har-Ber Road and S. Main Street (US Highway 59)  
Grove, OK 74344

Size:  
64,820 s.f.

Co-Tenants:






Phase 1  
Harps Food Stores  
31,500 s.f.

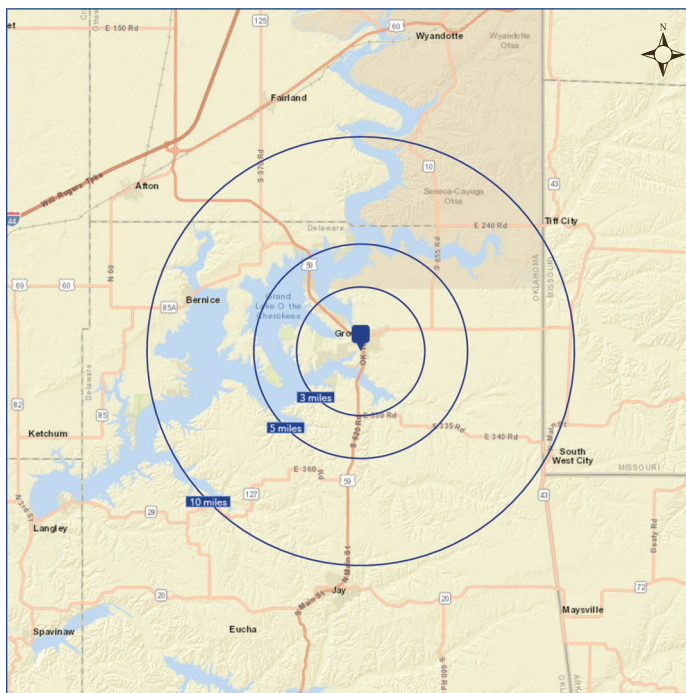
Phase 2  
BancFirst  
Coming Soon

Phase 3  
Parcel B = 5.93 Acres  
Up to 33,320 s.f.  
Building(s)

### Demographics\*:

	3 Miles	5 Miles	10 Miles
 Population	9,302	14,322	25,519
 Households	4,152	6,407	11,168
 Average Household Income	\$64,307	\$64,460	\$60,737

\* Based on 2010 Census & 2020 Estimates



www.wheelerrec.com

Wheeler Real Estate Company • Riversedge North • 2529 Virginia Beach Blvd. • Virginia Beach, VA 23452  
757.627.9088 • Toll Free: 866.203.4864 • Fax: 757.627.9081

Raymond Hicks  
mobile - 757.434.1168  
rhicks@whlr.us

Wheeler Real Estate Company, a subsidiary of WHLR REIT, is a full service commercial real estate firm which specializes in leasing and managing grocery anchored shopping centers in the Northeast, Mid-Atlantic, Southeast and Midwest regions. Our current portfolio includes almost 6 million square feet of gross leasable area and is comprised of nearly 800 tenants located in 11 states. This broad exposure regularly brings Wheeler Real Estate Company into contact with national, regional, and local tenants such as Walmart, Kroger, Publix, Harris Teeter, Food Lion, BI-LO, SHOP 'n SAVE, Big Lots, T.J. Maxx, Hobby Lobby, Starbucks, and Verizon.

The information contained herein was furnished to us by sources we deem to be reliable, but no warranty or representation is made to the accuracy thereof.  
This offering is subject to correction or errors and omissions, change of price, prior to sale/lease or withdrawal from the market, without notice.

Suite	Tenants	S.F.
1	Harps Food Stores	31,500
2	AVAILABLE - Can Subdivide	17,660
3	AVAILABLE - Can Subdivide	15,660
4	BancFirst	Pad
<b>TOTAL CENTER SIZE</b>		<b>64,820</b>

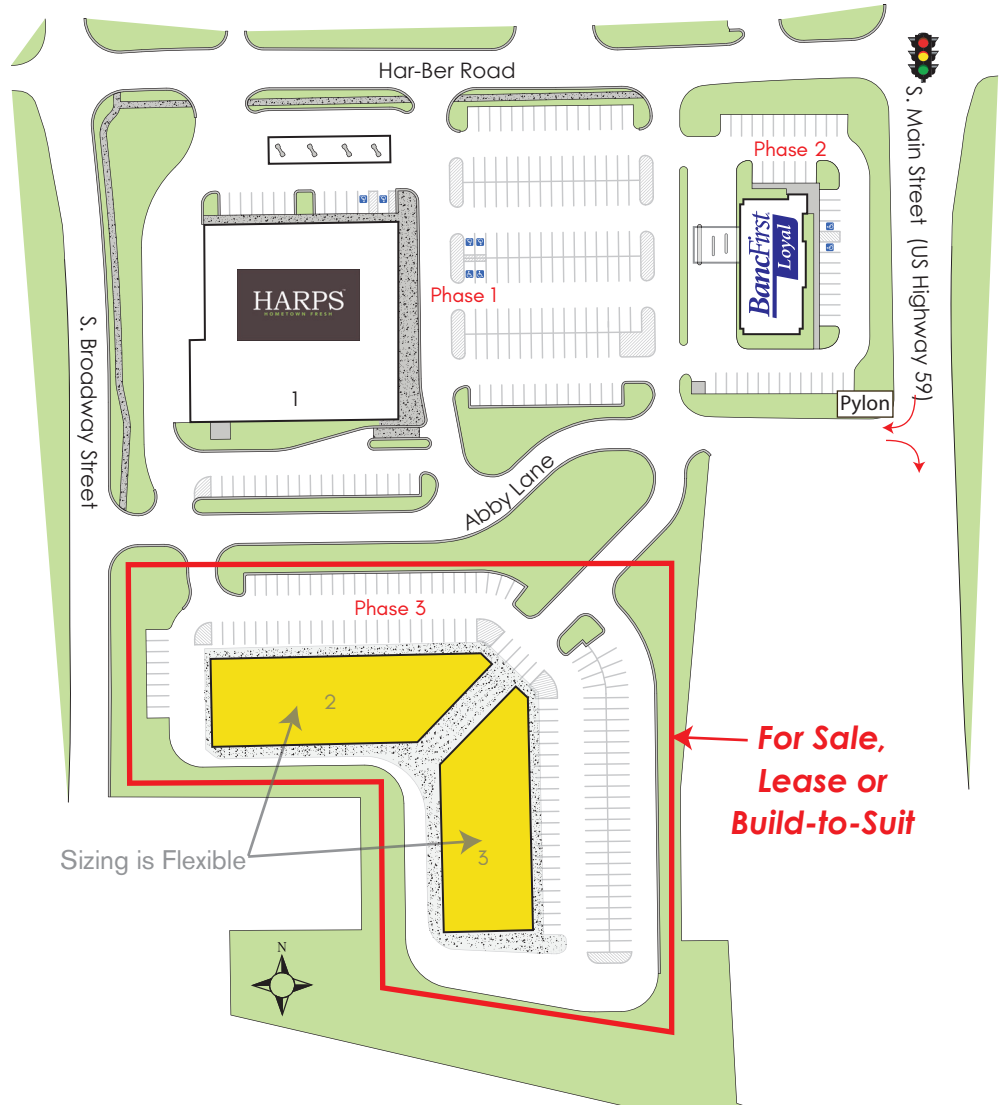
The project is  
zoned C3

All utilities to site

Pylon Signage  
Opportunities

Abundant Parking  
Available

Grove is designated as  
the fastest growing  
community in the  
fastest growing  
county in Oklahoma









Based on 2010 Census & 2020 Estimates

3 Miles

5 Miles

10 Miles

Population	9,302	14,322	25,519
Households	4,152	6,407	11,168
Average Household Size	2.21	2.21	2.27

Median Age	51.0	53.9	52.8
Age: Under 5 years	5.6%	4.9%	4.7%
Age: 5 - 11 years	7.5%	6.8%	7.0%
Age: 12 - 17 years	6.2%	5.9%	6.1%
Age: 18 - 24 years	6.0%	5.4%	5.4%
Age: 25 - 34 years	9.9%	9.1%	9.1%
Age: 35 - 44 years	8.8%	8.6%	9.1%
Age: 45 - 54 years	10.2%	10.6%	11.4%
Age: 55 - 64 years	14.7%	16.3%	17.0%
Age: 65+ years	31.0%	32.4%	30.2%

Average Household Income	\$59,647	\$60,130	\$57,490
Median Household Income	\$41,420	\$42,949	\$41,288
HH Income \$35,000 - \$49,999	13.6%	14.1%	14.5%
HH Income \$50,000+	43.3%	44.4%	42.8%
HH Income \$75,000+	27.3%	27.2%	24.7%
HH Income \$100,000+	17.7%	17.4%	15.2%
HH Income \$150,000+	7.0%	6.6%	5.7%
HH Income \$200,000+	3.7%	3.5%	2.9%

White Collar/Blue Collar	52.8%/47.2%	53.5%/46.5%	51.2%/48.8%
Educational Attainment			
4+ Years of College	25.9%	24.5%	21.7%
<4 Years of College	35.5%	35.0%	33.4%

Ethnicity			
White	75.6%	77.3%	75.1%
African American	0.7%	0.6%	0.5%
Asian or Pacific Islander	0.9%	0.7%	0.8%
Hispanic Origin	4.3%	3.7%	4.3%

Tapestry/Psychographics - for definitions, visit [http://www.esri.com/library/fliers/pdfs/tapestry\\_segmentation.pdf](http://www.esri.com/library/fliers/pdfs/tapestry_segmentation.pdf)

Small Town Simplicity	29.8%	19.3%	11.1%
Silver and Gold	26.5%	20.5%	11.8%
Midlife Constants	25.2%	20.5%	11.8%
Rural Resort Dwellers	18.1%	21.8%	38.3%
Senior Escapes	0.3%	17.7%	14.2%
Southern Satellites		0.3%	4.2%
Rooted Rural			5.8%
Barrios Urbanos			1.6%