

A RETAIL LEASE OPPORTUNITY

BURR SHOPPING CENTER

110 BURR AVE, PAULS VALLEY, OK 73075



EQUITY
SINCE 1981
REALTY

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OFFERING SUMMARY

Total Available SF:	30,300 SF
Available - 6,000 SF:	12 ft ceilings
Available - 9,300 SF:	12 ft ceilings
Available - 15,000 SF:	9.6 ft ceilings
Lease Rate (SF/Yr):	\$9.00 (NNN)
Building Size:	40,492 SF
Year Built:	1971
Year Renovated:	2013
Zoning:	C-1
Flood Zone:	No (Zone X)

PROPERTY HIGHLIGHTS

- 3 Retail Spaces Available in the Burr Shopping Center in Pauls Valley
- Located in a High Traffic Area on U.S. Highway 77 & East of E Grant Ave
- Traffic Count (vehicles/day): U.S. Highway 77 - 6,700
- 9,300 SF Space Features a 15x12 Overhead Door
- Option to Divide Spaces into Smaller Units if Needed

DEMOGRAPHICS

	5 MILES	10 MILES	30 MILES
Total Households	3,479	2,586	31,907
Total Population	8,534	6,525	85,751
Average HH Income	\$59,755	\$61,540	\$68,545

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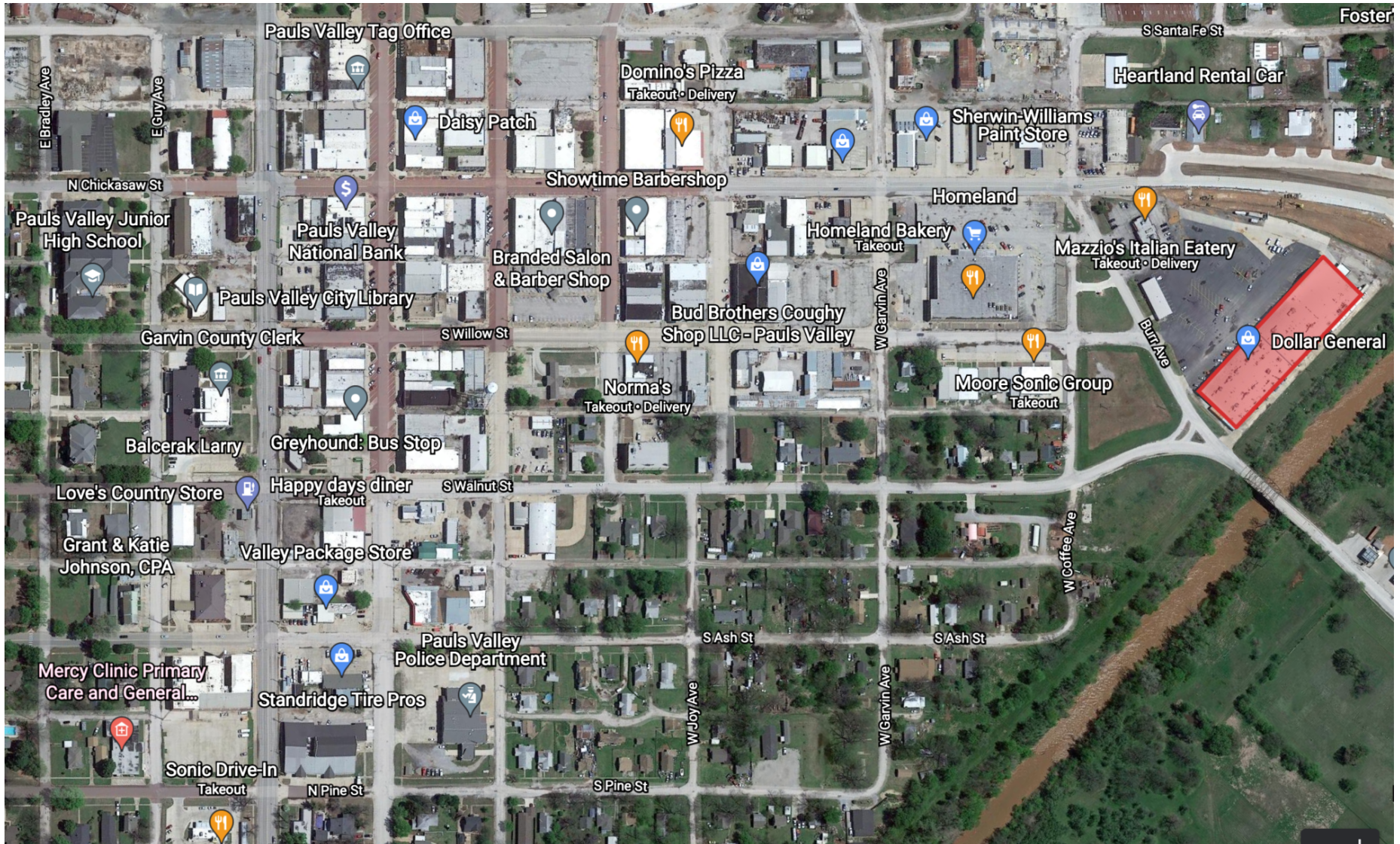
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