



### Location:

3533 W Memorial Rd,  
Oklahoma City, OK 75134

### Property Highlights:

The site is located on the busy intersection of John Kilpatrick Turnpike and OK-74, both of which bear traffic counts from 50-100k VPD. It is surrounded by large scale corporation centers, retail neighborhoods, medical centers, and restaurants. The Memorial Highway Corridor where the shops are located is growing rapidly, which makes the shops ideal for retail or restaurant ideations.

### Sale Price:

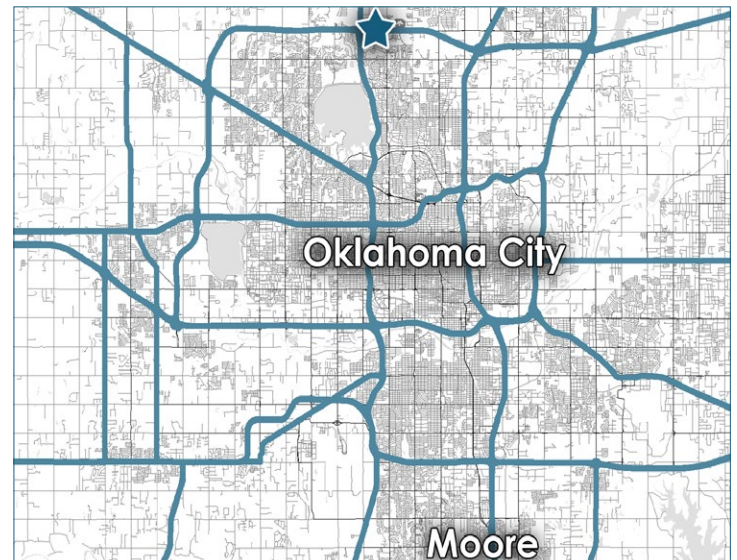
\$21-28/SF

### Traffic Counts:

OK-74 (S of Kilpatrick): 118,000 VPD ('21) (Source: OKDOT)  
OK-74 (N of Kilpatrick): 54,900 VPD ('21) (Source: OKDOT)  
Kilpatrick Tpke (W of 74): 89,600 VPD ('21) (Source: OKDOT)

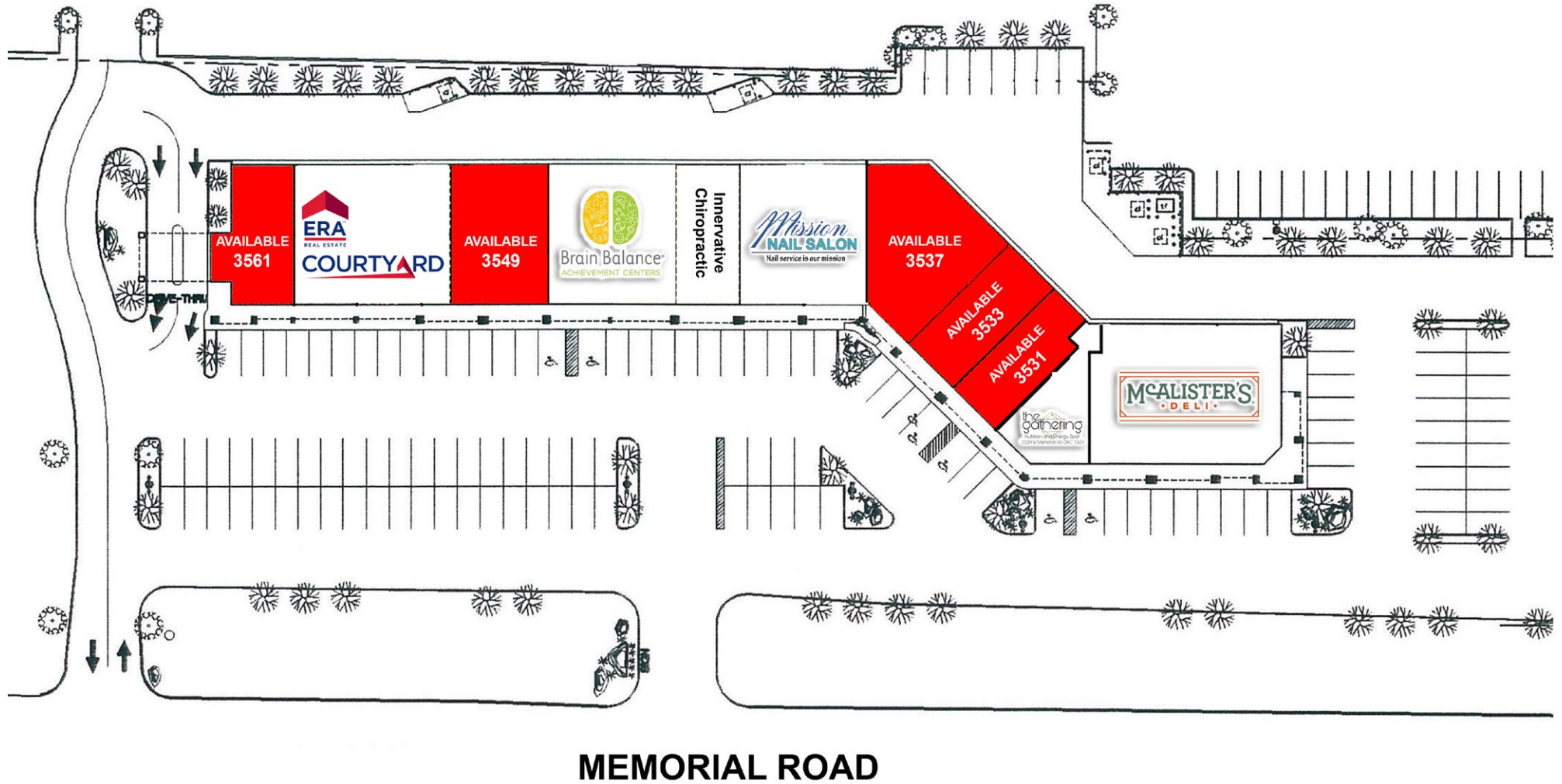
### Demographics:

	1 Mile	3 Miles	5 Miles
2022 Population	3,858	71,925	184,270
Daytime Population	11,500	78,523	174,803
Avg. HH Income	\$144,088	\$110,725	\$112,373



### For More Information:

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# PLAINS

Commercial Real Estate

CROSS ROCK SHOPS RETAIL SPACE FOR LEASE  
3533 W Memorial Rd, Oklahoma City, OK 73134



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