

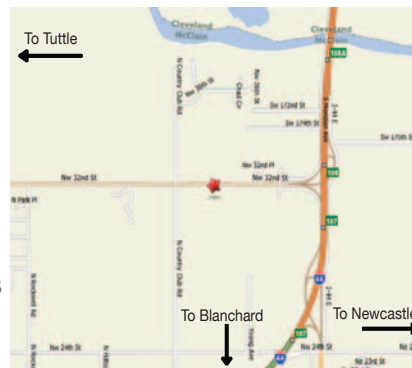
Wal-Mart Shadow Center  
Retail Strip Center For Sale  
15,300 SF  
Sales Price: \$2,350,000  
**PRICE REDUCED!**



**Newcastle Plaza**  
**611-685 N.W. 32nd Street**  
Newcastle, Oklahoma 73065

## PROPERTY HIGHLIGHTS

- Anchor Tenants: Cato, Gamestop, Sally Beauty Supply & Leslie's Pool Supplies
- Newcastle Plaza is a Shadow Center to a Wal-Mart Supercenter in the Tri-City Shopping District Servicing Blanchard, Tuttle & Newcastle
- Built in 2005
- Drive Thru Potential
- 100% Occupied
- Cap Rate: 7.93%
- Income & Expense Packet Available Upon Request



TOTAL SF	15,300 SF MOL
ZONING	CC2
GENERAL USE	Retail



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Newcastle, Oklahoma  
73065



## DEMOGRAPHICS

### Population

1 Mile:	3 Mile:	5 Mile:
242	16,736	233,808

### Average Household Income

1 Mile:	3 Mile:	5 Mile:
\$85,375	\$87,906	\$66,074

### Total Households

1 Mile:	3 Mile:	5 Mile:
106	5,897	92,142

## LOCATION HIGHLIGHTS

- Frontage: 85' on N.W. 23rd Street
- Surrounded by Retailers such as Dollar General, O'Reilly's, McDonald's, Mazzi's Pizza & Much More
- Easy Access to I-44
- Traffic Count: 17,600 MOL Cars Per Day

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