

WHLR

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

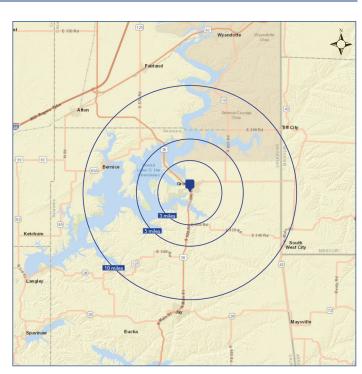
Phase 3 Parcel B = 5.93 Acres Up to 33,320 s.f. Building(s)

Demographics*:

<u>bemographics</u> .						
3 Miles	5 Miles	10 Miles				
	Population					
9,416	14,578	25,898				
	Households					
4,200	6,519	11,331				



\$66,842 \$66,354 \$62,876



www.wheelerrec.com

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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.

^{*} Based on 2010 Census & 2021 Estimates



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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
	TOTAL CENTER SIZE	64,820

The project is zoned C3

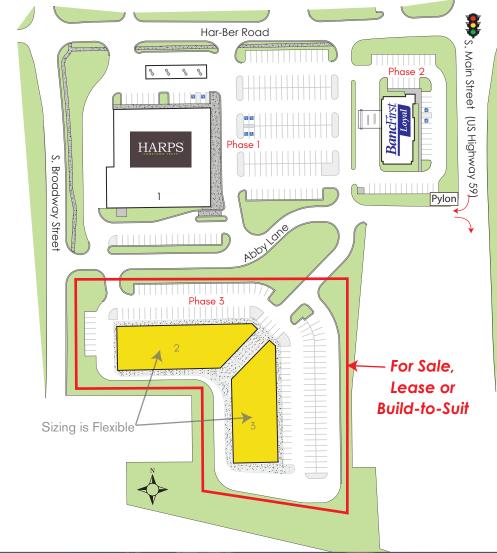
All utilities to site

Pylon Signage Opportunities

Abundant Parking

Available

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









SWC of Har-Ber Road and S. Main Street (US Highway 59) Grove, OK 74344 WHEELER REAL ESTATE COMPANY a subsidiary of Wheeler Real Estate Investment Trust





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everage Household Size 2.21 2.21 2.27 decidin Age 51.0 54.0 53.1 Age: Under 5 years 5.6% 4.9% 4.7% Age: 12 - 17 years 7.4% 6.7% 6.9% Age: 12 - 17 years 6.3% 5.9% 6.0% Age: 18 - 24 years 5.9% 5.3% 5.3% Age: 25 - 34 years 10.1% 9.2% 9.2% Age: 35 - 44 years 9.0% 8.7% 9.0% Age: 35 - 64 years 10.1% 10.4% 11.2% Age: 45 - 54 years 10.1% 10.4% 11.2% Age: 55 - 64 years 14.2% 15.9% 16.8% Age: 65 + years 31.5% 33.0% 30.9% Average Household Income \$66.842 \$66.354 \$62.876 Aledian Household Income \$45.023 \$45.638 \$44.161 Hil Income \$35.000 + \$49.999 17.3% 17.5% 17.7% Hil Income \$150.000+ 45.6% 45.6% 45.9% 44.4% Hil Incom	Based on 2010 Census & 2021 Esti	mates 3 Miles	5 Miles	10 Miles
louseholds	opulation of the contract of t	9,416	14,578	25,898
Aedian Age 51.0 54.0 53.1 Age: Under 5 years 5.6% 4.9% 4.7% Age: 5 - 11 years 7.4% 6.7% 6.9% Age: 12 - 17 years 6.3% 5.9% 6.0% Age: 12 - 17 years 5.9% 5.3% 5.9% Age: 12 - 17 years 9.9% 5.3% 5.9% Age: 12 - 17 years 9.9% 5.3% 5.9% Age: 13 - 24 years 10.1% 9.2% 9.2% Age: 25 - 34 years 10.1% 9.2% 9.2% Age: 35 - 44 years 9.0% 8.7% 9.0% Age: 35 - 44 years 10.1% 10.4% 11.2% Age: 45 - 54 years 11.2% 15.9% 16.8% Age: 45 - 54 years 14.2% 15.9% 17.2% 17.5% Age: 45 - 54 years 14.6% Age: 45 - 45 year	louseholds	4,200	6,519	11,331
Age: Under 5 years 5.6% 4.9% 4.7% Age: 5 - 11 years 7.4% 6.7% 6.7% Age: 12 - 17 years 6.3% 5.9% 6.0% Age: 18 - 24 years 5.9% 5.3% 5.3% Age: 25 - 34 years 10.1% 9.2% 9.2% Age: 35 - 44 years 9.0% 8.7% 9.0% Age: 44 - 54 years 10.1% 10.4% 11.2% Age: 55 - 64 years 14.2% 15.5% 16.8% Age: 65 + years 11.5% 33.0% 30.9% Average Household Income \$66.842 \$66.354 \$62.876 Age: 65 + years 11.5% 33.0% 30.9% Average Household Income \$45.023 \$45.638 \$41.61 IH Income \$35.000 - \$449.999 17.3% 17.5% 17.7% IH Income \$50.000 + 45.6% 45.9% 44.4% IH Income \$100.000+ 20.1% 19.2% 16.6% IH Income \$150.000+ 6.8% 6.6% 6.7% 6.7% IH Incom	verage Household Size	2.21	2.21	2.27
ge: 5 - 11 years 7.4% 6.7% 6.9% ge: 12 - 17 years 6.3% 5.7% 6.0% ge: 18 - 24 years 5.9% 5.3% 5.3% ge: 25 - 34 years 10.1% 9.2% 9.2% ge: 35 - 44 years 9.0% 8.7% 9.0% ge: 45 - 54 years 10.1% 10.4% 11.2% ge: 55 - 64 years 14.2% 15.9% 16.8% ge: 65 + years 31.5% 33.0% 30.9% overage Household Income \$66.842 \$66.354 \$62.876 kectian Household Income \$45.023 \$45.638 \$44.161 Il ncome \$50.000 + \$49.999 17.3% 17.5% 17.7% IH Income \$50.000+ 45.6% 45.9% 44.4% IH Income \$100.000+ 20.1% 19.2% 16.6% IH Income \$150.000+ 20.1% 19.2% 16.6% IH Income \$150.000+ 6.8% 6.6% 6.0% IH Income \$150.000+ 3.8% 3.6% 3.6% Vhite Collar/Blue Collar	Median Age	51.0	54.0	53.1
Gge: 12 - 17 years 6.3% 5.9% 6.0% gge: 18 - 24 years 5.9% 5.3% 5.3% gge: 25 - 34 years 10.1% 9.2% 9.2% gge: 35 - 44 years 9.0% 8.7% 9.0% gge: 45 - 54 years 10.1% 10.4% 11.2% gge: 55 - 64 years 14.2% 15.9% 16.8% gge: 65 years 31.5% 33.0% 30.9% years 60 years 17.3% 17.5% 17.7% Helacome 900.000+ 45.6% 45.9% 44.4% Hel Income \$100.000+ 40.1% 19.2% 16.6% Hel Income \$150.000+ 3.8% 3.6% 6.6% </td <td>nge: Under 5 years</td> <td>5.6%</td> <td>4.9%</td> <td>4.7%</td>	nge: Under 5 years	5.6%	4.9%	4.7%
Ge: 18 - 24 years 5.9% 5.3% 5.3% ge: 25 - 34 years 10.1% 9.2% 9.2% ge: 35 - 44 years 9.0% 8.7% 9.0% ge: 45 - 54 years 10.1% 10.4% 11.2% ge: 55 - 64 years 14.2% 15.9% 16.8% ge: 65 + years 31.5% 33.0% 30.9% werage Household Income \$66.842 \$66.354 \$62.876 kedian Household Income \$45.023 \$45.638 \$44.161 H Income \$50.000 + \$45.6% \$45.9% \$44.4% He Income \$50.000 + \$45.6% \$45.9% \$44.4% He Income \$150.000 + \$21.1% \$28.4% \$25.9% He Income \$150.000 + \$2.8% \$6.6% \$6.6% He Income \$150.000 + \$3.8% \$3.6% \$3.0% White Collar/ Blue Collar \$3.5%/46.5% \$4.7%/45.3% \$2.6%/47.4% ducational Attainment 44.4 44.4 44.4 44.4 44.4 44.4 44.4 44.4 44.4 44.4	nge: 5-11 years	7.4%	6.7%	6.9%
ge: 25 - 34 years	nge: 12 - 17 years	6.3%	5.9%	6.0%
ge: 35 - 44 years 9.0% 8.7% 9.0% 9.0% 9.0% 9.0% 9.0% 9.0% 9.0% 9.0	nge: 18 - 24 years	5.9%	5.3%	5.3%
Ge: 45 - 54 years 10.1% 10.4% 11.2% ge: 55 - 64 years 14.2% 15.9% 16.8% age: 65+ years 31.5% 33.0% 30.9% overage Household Income \$66,842 \$66,354 \$62.876 kedian Household Income \$45,023 \$45,638 \$44,161 Il Income \$35,000 - \$49,999 17.3% 17.5% 17.7% IH Income \$50,000+ 45.6% 45.9% 44.4% IH Income \$150,000+ 29.1% 28.4% 25.9% IH Income \$150,000+ 6.8% 6.6% 6.0% IH Income \$100,000+ 3.8% 3.6% 3.0% Vhite Collar/Blue Collar 6.8% 6.6% 6.0% IH Income \$200,000+ 3.8% 3.6% 3.0% Vhite Collar/Blue Collar 53.5%/46.5% 54.7%/45.3% 52.6%/47.4% ducational Attainment 4* Years of College 27.4% 25.8% 23.0% <4 Years of College	ge: 25 - 34 years	10.1%	9.2%	9.2%
ge: 55 - 64 years 14.2% 15.9% 16.8% ge: 65+ years 31.5% 33.0% 30.9	ge: 35 - 44 years	9.0%	8.7%	9.0%
Age: 65+ years 31.5% 33.0% 30.9% Average Household Income \$66.842 \$66.354 \$62.876 Aedian Household Income \$45.023 \$45.638 \$44.161 IH Income \$35,000 - \$49.999 17.3% 17.5% 17.7% IH Income \$50,000+ 45.6% 45.9% 44.4% IH Income \$100,000+ 20.1% 28.4% 25.9% IH Income \$100,000+ 20.1% 19.2% 16.6% IH Income \$100,000+ 6.8% 6.6% 6.0% IH Income \$200,000+ 3.8% 3.6% 3.0% White Collar Blue Collar 53.5%/46.5% 54.7%/45.3% 52.6%/47.4% ducational Attainment 4+ Years of College 27.4% 25.8% 23.0% <4 Years of College	ge: 45 - 54 years	10.1%	10.4%	11.2%
Average Household Income \$66.842 \$66.354 \$62.876 \$42.886 \$44.161 \$45.023 \$45.638 \$44.161 \$41.161 \$41.160 \$35.000 - \$49.999 \$17.3% \$17.5% \$17.7% \$41.161 \$41.160 \$50.000 + \$49.999 \$17.3% \$17.5% \$44.4% \$45.900 + \$45.6% \$45.9% \$44.4% \$45.9% \$44.4% \$45.9% \$44.4% \$45.9% \$44.4% \$45.9% \$44.4% \$45.9% \$45.9% \$44.4% \$45.9% \$45.9% \$44.4% \$45.9% \$45.9% \$44.4% \$45.9% \$45.9% \$44.4% \$45.9% \$45	vge: 55 - 64 years	14.2%	15.9%	16.8%
Median Household Income \$45,023 \$45,638 \$44,161 IH Income \$35,000 - \$49,999 17.3% 17.5% 17.7% IH Income \$50,000+ 45.6% 45.9% 44.4% IH Income \$100,000+ 29.1% 28.4% 25.9% IH Income \$100,000+ 20.1% 19.2% 16.6% IH Income \$150,000+ 6.8% 6.6% 6.0% IH Income \$200,000+ 3.8% 3.6% 3.0% White Collar/Blue Collar 53.5%/46.5% 54.7%/45.3% 52.6%/47.4% ducational Attainment 4+ Years of College 27.4% 25.8% 23.0% <4 Years of College	age: 65+ years	31.5%	33.0%	30.9%
#H Income \$35,000 - \$49,999	verage Household Income	\$66,842	\$66,354	\$62,876
H Income \$50,000+	Median Household Income	\$45,023	\$45,638	\$44,161
IH Income \$75,000+ 29.1% 28.4% 25.9% IH Income \$100,000+ 20.1% 19.2% 16.6% IH Income \$150,000+ 6.8% 6.6% 6.0% IH Income \$200,000+ 3.8% 3.6% 3.0% White Collar/Blue Collar 53.5%/46.5% 54.7%/45.3% 52.6%/47.4% Iducational Attainment 4+ Years of College 27.4% 25.8% 23.0% <4 Years of College	IH Income \$35,000 - \$49,999	17.3%	17.5%	17.7%
IH Income \$100,000+ 20.1% 19.2% 16.6% IH Income \$150,000+ 6.8% 6.6% 6.0% IH Income \$200,000+ 3.8% 3.6% 3.0% White Collar/Blue Collar 53.5%/46.5% 54.7%/45.3% 52.6%/47.4% ducational Attainment 4+ Years of College 27.4% 25.8% 23.0% <4 Years of College	IH Income \$50,000+	45.6%	45.9%	44.4%
IH Income \$150,000+ 6.8% 6.6% 6.0% IH Income \$200,000+ 3.8% 3.6% 3.0% White Collar/Blue Collar 53.5%/46.5% 54.7%/45.3% 52.6%/47.4% ducational Attainment 4+ Years of College 27.4% 25.8% 23.0% <4 Years of College	IH Income \$75,000+	29.1%	28.4%	25.9%
## Income \$200,000+ 3.8% 3.6% 3.0% White Collar/Blue Collar 53.5%/46.5% 54.7%/45.3% 52.6%/47.4% ducational Attainment 4+ Years of College 27.4% 25.8% 23.0% <4 Years of College 34.1% 33.9% 33.3% ### Thincity White 75.4% 77.2% 75.0% African American 0.7% 0.6% 0.5% Asian or Pacific Islander 1.0% 0.7% 0.6% 0.8% ### Hispanic Origin 4.5% 3.8% 4.4% ### Thincity Appestry/Psychographics - for definitions, visit http://www.esri.com/library/fliers/pdfs/tapestry_segmentation.pdf ### Small Town Simplicity 29.8% 19.2% 11.0% ### Midlife Constants 24.8% 20.0% 11.5% ### Rural Resort Dwellers 18.2% 22.0% 38.5% ### Senior Escapes 0.3% 17.8% 14.3% ### Rooted Rural 5.8%	IH Income \$100,000+	20.1%	19.2%	16.6%
Vhite Collar/Blue Collar 53.5%/46.5% 54.7%/45.3% 52.6%/47.4% ducational Attainment 4+ Years of College 27.4% 25.8% 23.0% <4 Years of College	IH Income \$1 <i>5</i> 0,000+	6.8%	6.6%	6.0%
ducational Attainment 4+ Years of College 27.4% 25.8% 23.0% <4 Years of College	IH Income \$200,000+	3.8%	3.6%	3.0%
4+ Years of College 27.4% 25.8% 23.0% <4 Years of College	Vhite Collar/Blue Collar	53.5%/46.5%	54.7%/45.3%	52.6%/47.4%
<4 Years of College	ducational Attainment			
thnicity White 75.4% 77.2% 75.0% African American 0.7% 0.6% 0.5% Asian or Pacific Islander 1.0% 0.7% 0.8% Hispanic Origin 4.5% 3.8% 4.4% apestry/Psychographics - for definitions, visit http://www.esri.com/library/fliers/pdfs/tapestry_segmentation.pdf Small Town Simplicity 29.8% 19.2% 11.0% Silver and Gold 26.9% 20.7% 11.9% Midlife Constants 24.8% 20.0% 11.5% Rural Resort Dwellers 18.2% 22.0% 38.5% Senior Escapes 0.3% 17.8% 14.3% Southern Satellites 0.3% 4.2% Rooted Rural	4+ Years of College	27.4%	25.8%	23.0%
White 75.4% 77.2% 75.0% African American 0.7% 0.6% 0.5% Asian or Pacific Islander 1.0% 0.7% 0.8% Hispanic Origin 4.5% 3.8% 4.4% apestry/Psychographics - for definitions, visit http://www.esri.com/library/fliers/pdfs/tapestry_segmentation.pdf 5mall Town Simplicity 29.8% 19.2% 11.0% Silver and Gold 26.9% 20.7% 11.9% Midlife Constants 24.8% 20.0% 11.5% Rural Resort Dwellers 18.2% 22.0% 38.5% Senior Escapes 0.3% 17.8% 14.3% Southern Satellites 0.3% 4.2% Rooted Rural 5.8%	<4 Years of College	34.1%	33.9%	33.3%
African American 0.7% 0.6% 0.5% Asian or Pacific Islander 1.0% 0.7% 0.8% Hispanic Origin 4.5% 3.8% 4.4% apestry/Psychographics - for definitions, visit http://www.esri.com/library/fliers/pdfs/tapestry_segmentation.pdf Small Town Simplicity 29.8% 19.2% 11.0% Silver and Gold 26.9% 20.7% 11.9% Midlife Constants 24.8% 20.0% 11.5% Rural Resort Dwellers 18.2% 22.0% 38.5% Senior Escapes 0.3% 17.8% 14.3% Southern Satellites 0.3% 4.2% Rooted Rural 5.8%	thnicity			
Asian or Pacific Islander Hispanic Origin 1.0% 0.7% 3.8% 4.4% apestry/Psychographics - for definitions, visit http://www.esri.com/library/fliers/pdfs/tapestry_segmentation.pdf Small Town Simplicity 29.8% 19.2% 11.0% Silver and Gold 26.9% 20.7% 11.9% Midlife Constants 24.8% 20.0% 11.5% Rural Resort Dwellers 18.2% 22.0% 38.5% Senior Escapes 0.3% 17.8% 14.3% Southern Satellites 0.3% 4.2% Rooted Rural	White	75.4%	77.2%	75.0%
Hispanic Origin 4.5% 3.8% 4.4% apestry/Psychographics - for definitions, visit http://www.esri.com/library/fliers/pdfs/tapestry_segmentation.pdf Small Town Simplicity 29.8% 19.2% 11.0% Silver and Gold 26.9% 20.7% 11.9% Midlife Constants 24.8% 20.0% 11.5% Rural Resort Dwellers 18.2% 22.0% 38.5% Senior Escapes 0.3% 17.8% 14.3% Southern Satellites 0.3% 4.2% Rooted Rural 5.8%	African American			0.5%
apestry/Psychographics - for definitions, visit http://www.esri.com/library/fliers/pdfs/tapestry_segmentation.pdf Small Town Simplicity 29.8% 19.2% 11.0% Silver and Gold 26.9% 20.7% 11.9% Midlife Constants 24.8% 20.0% 11.5% Rural Resort Dwellers 18.2% 22.0% 38.5% Senior Escapes 0.3% 17.8% 14.3% Southern Satellites 0.3% 4.2% Rooted Rural 5.8%	Asian or Pacific Islander	1.0%	0.7%	0.8%
Small Town Simplicity 29.8% 19.2% 11.0% Silver and Gold 26.9% 20.7% 11.9% Midlife Constants 24.8% 20.0% 11.5% Rural Resort Dwellers 18.2% 22.0% 38.5% Senior Escapes 0.3% 17.8% 14.3% Southern Satellites 0.3% 4.2% Rooted Rural 5.8%	Hispanic Origin	4.5%	3.8%	4.4%
Silver and Gold 26.9% 20.7% 11.9% Midlife Constants 24.8% 20.0% 11.5% Rural Resort Dwellers 18.2% 22.0% 38.5% Senior Escapes 0.3% 17.8% 14.3% Southern Satellites 0.3% 4.2% Rooted Rural 5.8%	. , , , , , , , , , , , , , , , , , , ,	initions, visit http://www.e	sri.com/library/fliers/pdfs/tape	stry_segmentation.pdf
Midlife Constants 24.8% 20.0% 11.5% Rural Resort Dwellers 18.2% 22.0% 38.5% Senior Escapes 0.3% 17.8% 14.3% Southern Satellites 0.3% 4.2% Rooted Rural 5.8%				
Rural Resort Dwellers 18.2% 22.0% 38.5% Senior Escapes 0.3% 17.8% 14.3% Southern Satellites 0.3% 4.2% Rooted Rural 5.8%				
Senior Escapes 0.3% 17.8% 14.3% Southern Satellites 0.3% 4.2% Rooted Rural 5.8%				
Southern Satellites 0.3% 4.2% Rooted Rural 5.8%	Rural Resort Dwellers			
Rooted Rural 5.8%		0.3%		
			0.3%	
				5.8%