

Size:
64,820 s.f.

Co-Tenants:



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

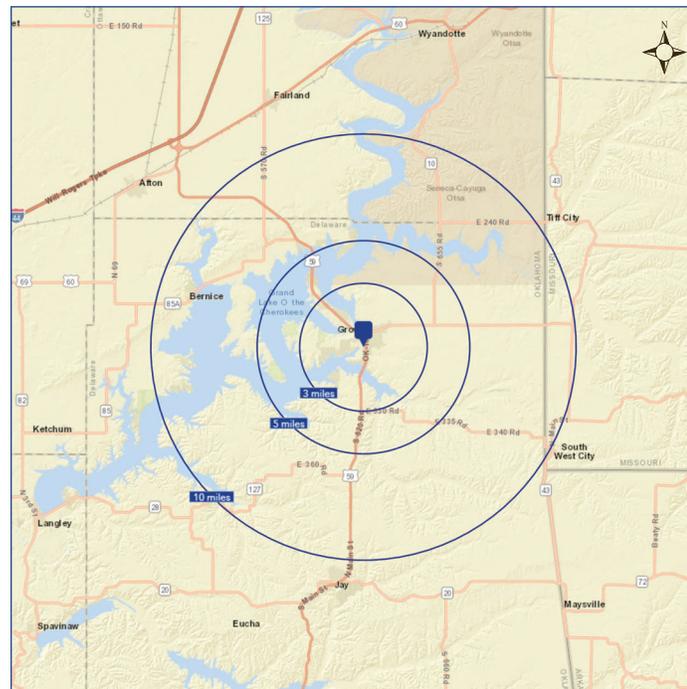
Phase 2
BancFirst
Coming Soon

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

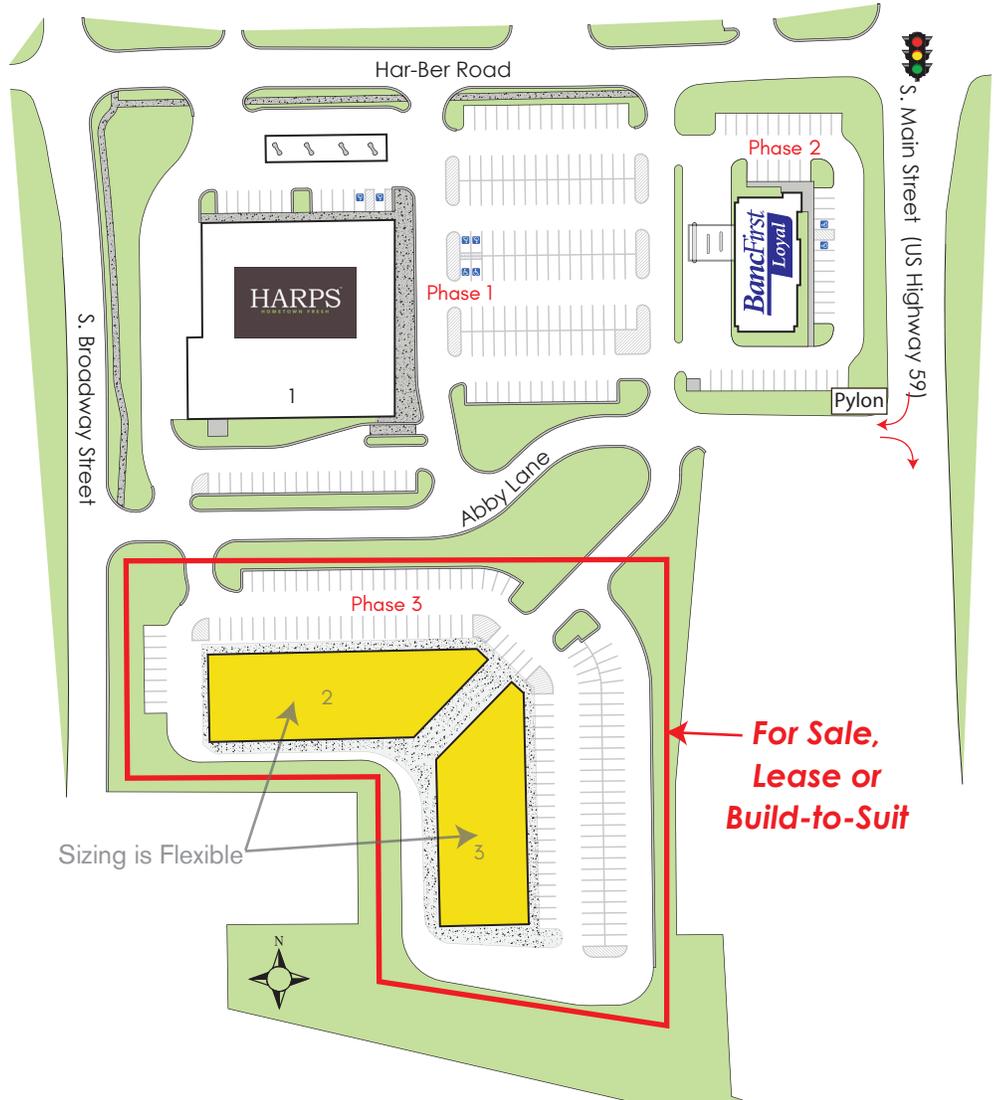
Demographics*:

	3 Miles	5 Miles	10 Miles
Population	9,416	14,578	25,898
Households	4,200	6,519	11,331
Average Household Income	\$66,842	\$66,354	\$62,876

* Based on 2010 Census & 2021 Estimates



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



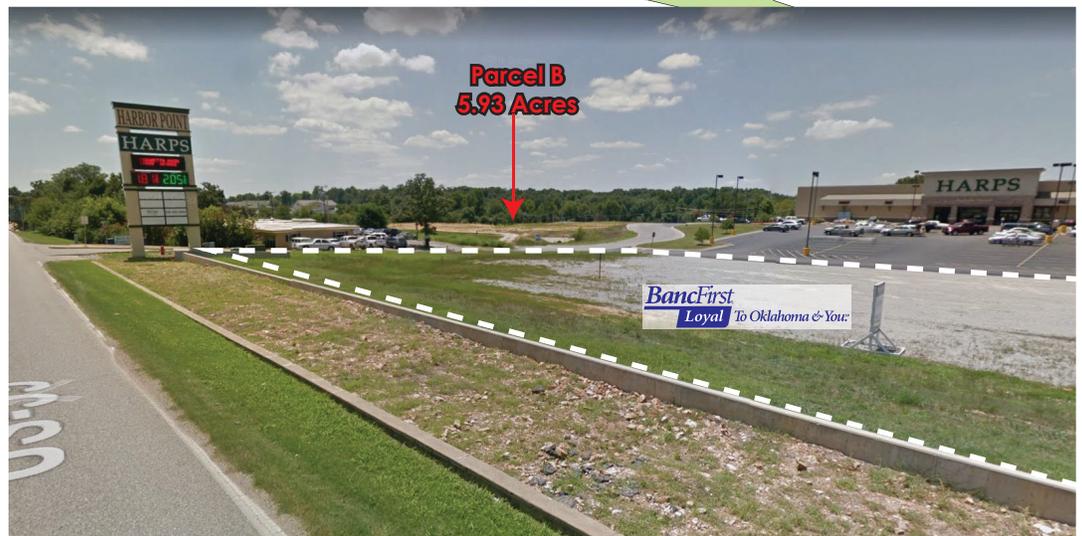
The project is zoned C3

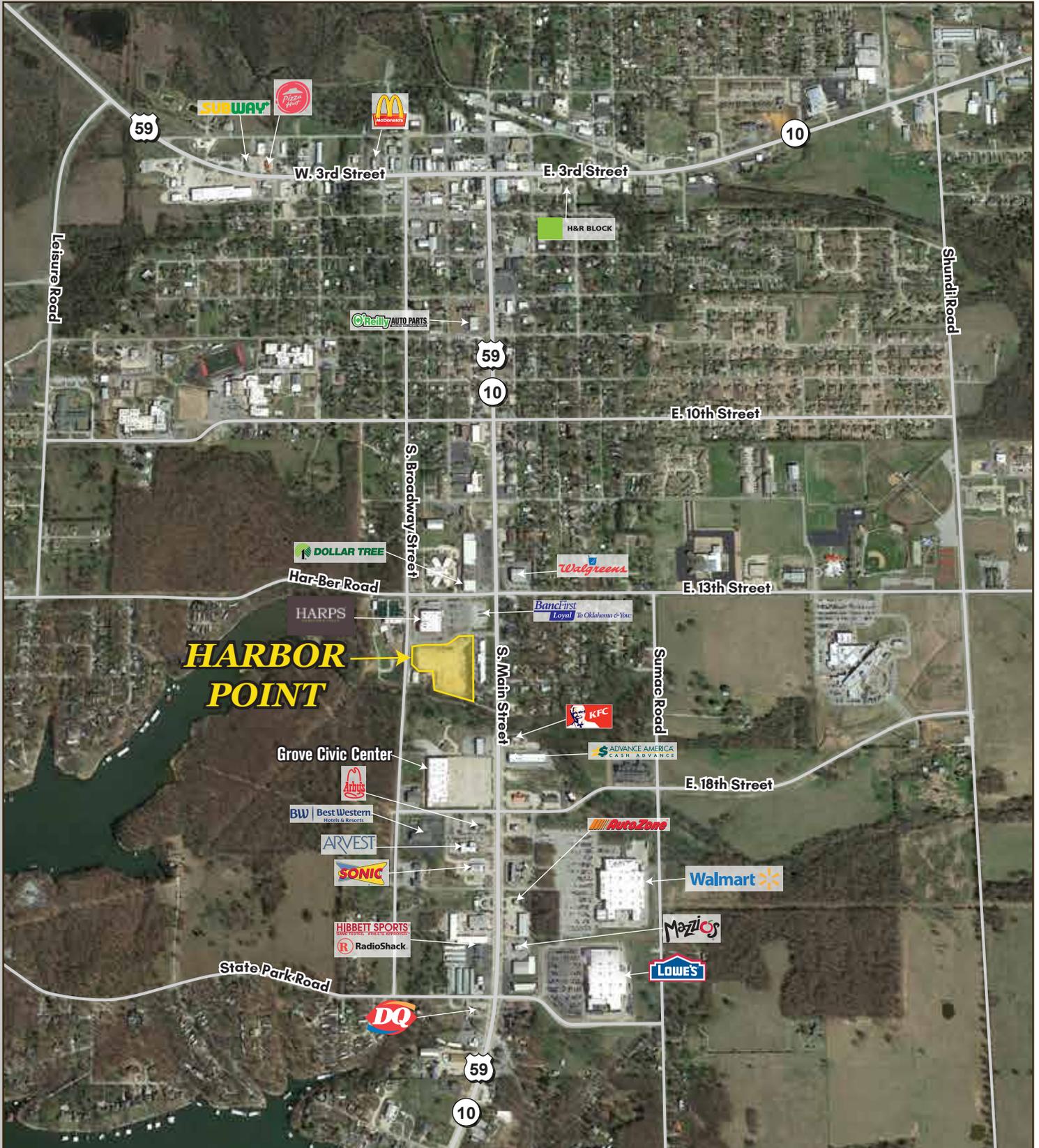
All utilities to site

Pylon Signage Opportunities

Abundant Parking Available

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





Based on 2010 Census & 2021 Estimates	3 Miles	5 Miles	10 Miles
Population	9,416	14,578	25,898
Households	4,200	6,519	11,331
Average Household Size	2.21	2.21	2.27
Median 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: 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: 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
Median Household Income	\$45,023	\$45,638	\$44,161
HH Income \$35,000 - \$49,999	17.3%	17.5%	17.7%
HH Income \$50,000+	45.6%	45.9%	44.4%
HH Income \$75,000+	29.1%	28.4%	25.9%
HH Income \$100,000+	20.1%	19.2%	16.6%
HH Income \$150,000+	6.8%	6.6%	6.0%
HH Income \$200,000+	3.8%	3.6%	3.0%
White Collar/Blue Collar Educational Attainment	53.5%/46.5%	54.7%/45.3%	52.6%/47.4%
4+ Years of College	27.4%	25.8%	23.0%
<4 Years of College	34.1%	33.9%	33.3%
Ethnicity			
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%
Tapestry/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%
Forging Opportunity			1.6%