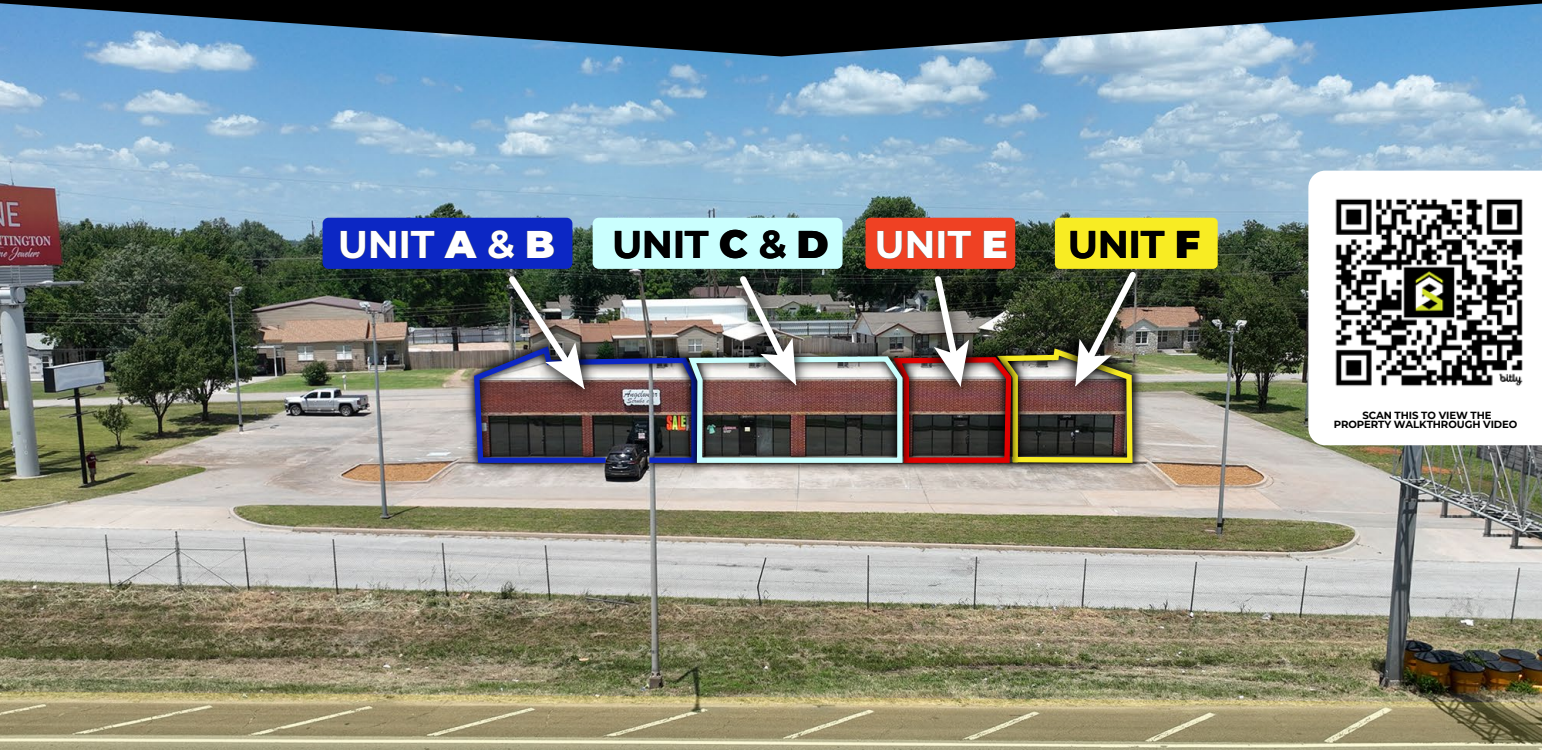


FOR LEASE






INTERSTATE  TRAFFIC COUNT: **90,000** INTERSTATE 

RETAIL

3949 Tinker Diagonal St, Del City OK 73115



-  **LEASE PRICE: (NNN LEASE)**
 - \$1,900/month **UNITS A&B**
 - \$1,900/month **UNITS C&D**
 - \$950/month **UNITS E and F**
-  **UNIT SIZE:**
 - **UNIT A&B** - 2,400 sqft
 - **UNIT C&D** - 2,400 sqft
 - **UNIT E** - 1,200 sqft
 - **UNIT F** - 1,200 sqft

-  **PROPERTY TYPE:** Retail Storefront
-  **IMPROVED SIZE:** 7,200 sqft total
-  **ZONING:** Highway Commercial



 (405) 296-2015

getcre.info/tinkerforlease

 **exp**
COMMERCIAL

BOIS
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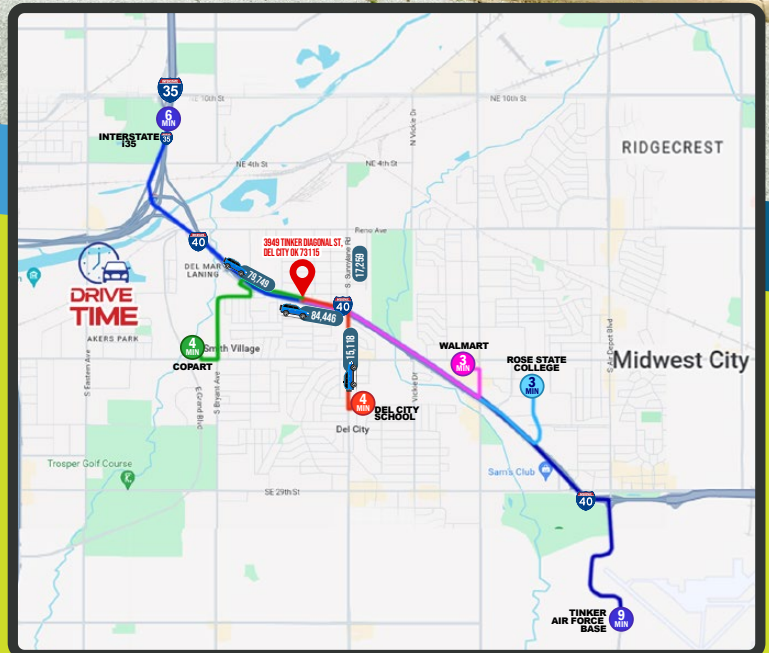
3949 Tinker Diagonal St, Del City OK 73115



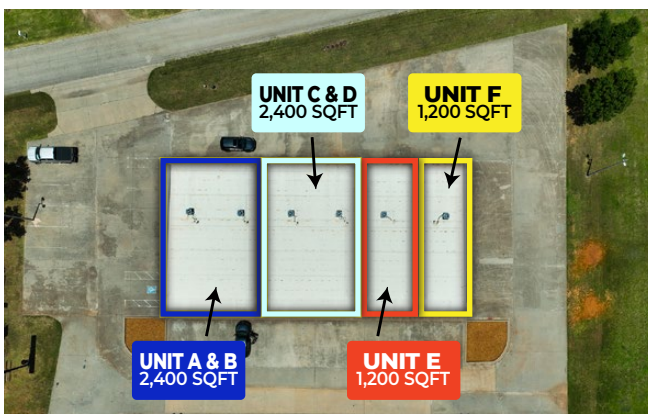
PRIME RETAIL SPACE AT 3949 TINKER DIAGONAL ST, DEL CITY, OKLAHOMA

Tinker Diagonal St offers an exceptional leasing opportunity for businesses seeking high visibility and strategic positioning in Del City, OK.

This 4-unit storefront retail property stands directly visible to I-40, boasting an impressive average daily traffic count of 90,000 vehicles, ensuring maximum exposure for your business.



6 MIN from Interstate I-35 | **4 MIN** from COPART | **4 MIN** from Del City School
3 MIN from WALMART | **3 MIN** from Rose State College
9 MIN from Tinker Air Force Base



LEASE TERMS:

- **TYPE:** NNN Lease
- **MONTHLY LEASE COST:**
\$950/month for UNIT E and UNIT F (smaller units at 1,200 sqft/unit)
\$1,900/month for UNIT A&B and UNIT C&D (bigger units at 3,000 sqft/unit)
- **TENANT RESPONSIBILITIES:** Wear and tear related repairs, a portion of taxes and insurance
- **OWNER RESPONSIBILITIES:** Roof and HVAC issues valued over \$1,500

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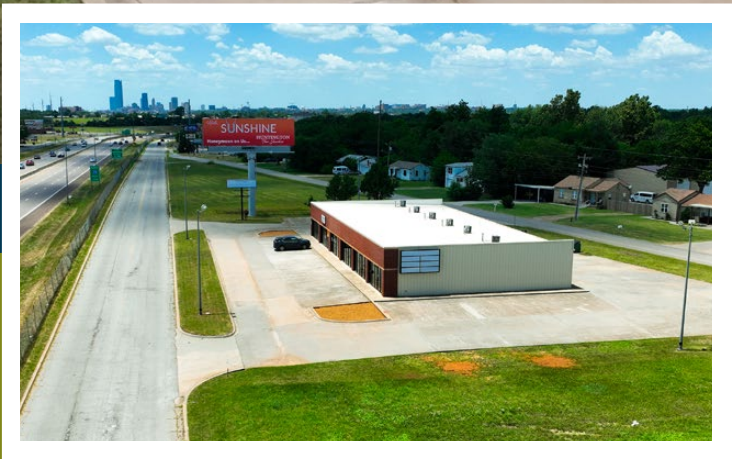


UNIT A & B Unit C & D Unit E Unit F

YOUR STORAGE CAN BE HERE

3949 TINKER DIAGONAL ST, DEL CITY OK 73115

The property is ideally suited for good long-term national tenants or proven local tenants who value a central location within the OKC Metro area. Its direct I-40 visibility offers an unparalleled advantage for businesses aiming to maximize their reach and impact.



INVESTMENT OVERVIEW

- **High Traffic Location:** Situated on I-40 with an average daily traffic count of 90,000 vehicles, ensuring significant exposure.
- **Strategic Positioning:** Centrally located within the Oklahoma City Metropolitan area, offering easy access and attracting a wide customer base.
- **Tenant Appeal:** Designed to accommodate a variety of retail and service-oriented businesses, increasing the pool of potential tenants.
- **Visibility:** Pylon Signage on the side of the building, Digital pole Sign on the front side, Channel letter signage on the front, and branded tint for the windows. These are all available on the property to enhance visibility to both pedestrian and vehicular traffic.
- **Updated Facilities:** All units are fully updated, making it attractive to prospective tenants.

