



A2Z
REAL ESTATE

FOR LEASE – 1,200 to 6,000 sf

Willow Plaza

2311 W Willow Rd, Enid, OK 73703

JOE ANTHONY, ESQ.

Co-Founder & CEO

C: 814-242-7969

STEVE ZAMIAS JR.

Co-Founder & CFO

C: 814-525-2057



WILLOW PLAZA

Address:

2311 W Willow Rd, Enid, OK 73703

Space Available:

1,200 to 6,000 sf

Willow Plaza is a neighborhood shopping center located in Enid, Oklahoma, approximately 90 miles north of Oklahoma City. Major tenants include Jumbo Foods, Ace Hardware, St. Mary's Regional Medical Center, Great Clips, and Subway.

10 Mile Demos:

Population: 55,607

AHH Income: \$77,498

Traffic: 12-14,200 CPD on W Willow Rd, 8,700 CPD N Cleveland St.





Local restaurants



Great Clips

Edward Jones
Armed Forces
Beltone Hearing



14,200 CPD on W. Willow Rd

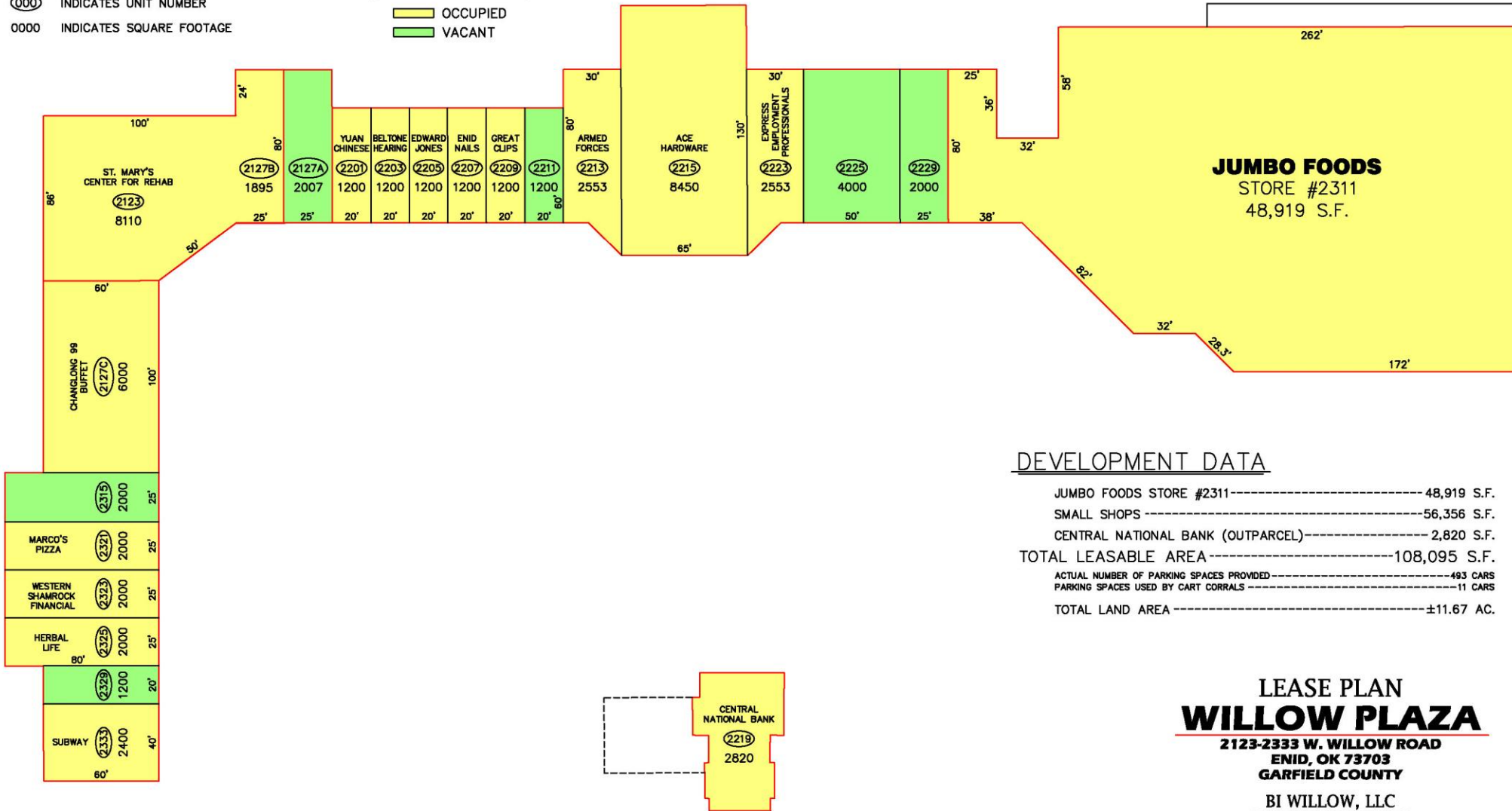
8,700 CPD on N. Cleveland St

LEGEND

- (000) INDICATES UNIT NUMBER
- 0000 INDICATES SQUARE FOOTAGE

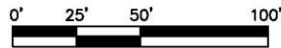
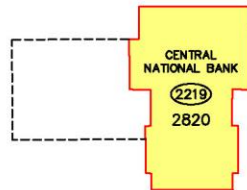
COLOR KEY

- OCCUPIED
- VACANT



DEVELOPMENT DATA

JUMBO FOODS STORE #2311	-----	48,919 S.F.
SMALL SHOPS	-----	56,356 S.F.
CENTRAL NATIONAL BANK (OUTPARCEL)	-----	2,820 S.F.
TOTAL LEASABLE AREA	-----	108,095 S.F.
ACTUAL NUMBER OF PARKING SPACES PROVIDED	-----	493 CARS
PARKING SPACES USED BY CART CORRALS	-----	11 CARS
TOTAL LAND AREA	-----	±11.67 AC.



SCALE
DATE: 03/14/23

NOTE: ALL OF THE TENANT NAMES WHICH ARE INDICATED ON THIS PLAN REPRESENT THOSE LEASES WHICH ARE EXECUTED, OUT FOR SIGNATURE, IN NEGOTIATION, OR PROPOSED. ALL TENANTS SPECIFIED MAY NOT ACTUALLY COME INTO EXISTENCE. ALL SQUARE FOOTAGES AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO FIELD VERIFICATION.

LEASE PLAN
WILLOW PLAZA

2123-2333 W. WILLOW ROAD
ENID, OK 73703
GARFIELD COUNTY

BI WILLOW, LLC
BON INVESTMENTS

MANAGED BY

A2Z REAL ESTATE | 231 MARKET STREET
JOHNSTOWN, PA 15901
(814) 254-4004
a2zreinc.com
info@a2zreinc.com

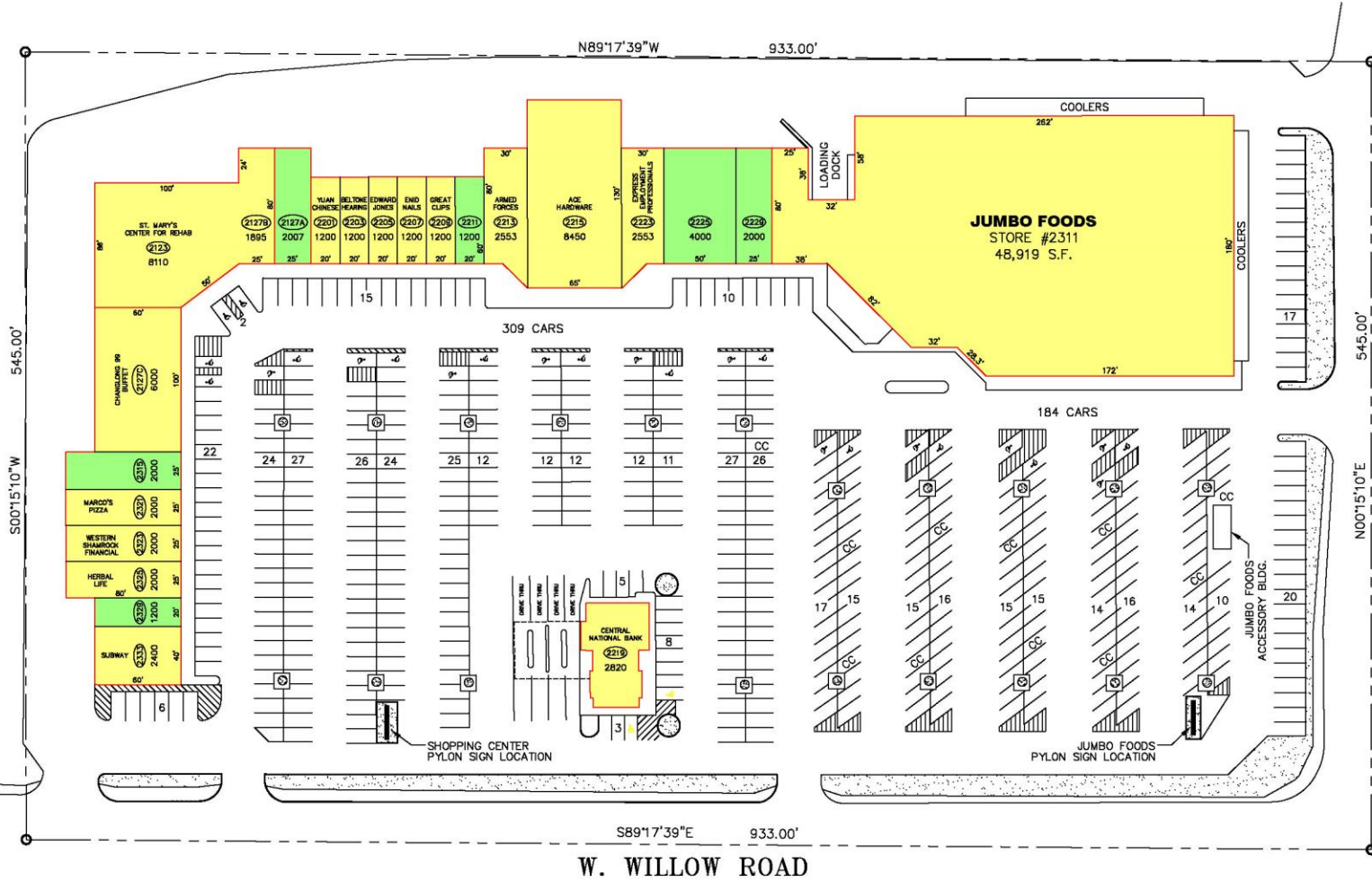
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NOTE:
THIS SITE PLAN SHOWS ONLY THE APPROXIMATE LOCATION OF THE DEMISED PREMISES IN THE PROJECT. LESSOR RESERVES THE RIGHT TO CHANGE THE TENANTS NAMES & LOCATIONS OF OTHER TENANTS, PROVIDED THE PARKING AREA IS NOT SUBSTANTIALLY REDUCED. LESSOR ALSO RESERVES THE RIGHT TO CHANGE PARKING ARRANGEMENTS, ENTRANCES, EXITS, SERVICE AREAS, ETC. LESSOR MAKES NO REPRESENTATION THAT THE PREMISES WILL BE OCCUPIED AS SHOWN, BUT ONLY INTENDS TO SHOW WHAT MAY BE DEVELOPED IN THE PROJECT. ANY COVENANTS WITH REFERENCE TO WHAT OTHER TENANTS MAY OCCUPY SPACE IN THE PROJECT MUST APPEAR IN THE WRITTEN BODY OF THE LEASE.



N. CLEVELAND STREET

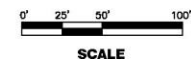
**SITE PLAN
WILLOW PLAZA**

**2123-2333 W. WILLOW ROAD
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REVISIONS	DATE: 02/16/16
03/28/16	12/29/2014
06/15/16	12/29/2014
11/06/16	
02/25/16	
06/02/16	
04/05/16	
10/26/16	

PP-1

2311 W Willow Rd

Enid, OK 73703

March 2023



Great Clips SUBWAY ACE

CONOCO BOK FINANCIAL BRALMS
MCDONALD'S SONIC



12,967

SITE

Autry Technology Center

WILLY WONKA BURGER KING DOLLAR GENERAL SIGN-A-RAMA

HOTWORX SUPERCUTS Walmart

2311 W Willow Rd

Enid, OK 73703

March 2023

A2Z
REAL ESTATE

Great Clips SUBWAY ACE

conoco BOK FINANCIAL BRAUM'S
McDonald's SONIC

O'Reilly
NAPA
Shell

WILD WINGS BURGER KING DOLLAR GENERAL Sherwin-Williams

HOTWORX SUPERCUTS Walmart

DOLLAR GENERAL GOLDEN CHICK Winchell's THEATRES
Tropical CAFE Planet Fitness Firestone CVS pharmacy
Freddy's SUBWAY BRAUM'S LONG JOHN SILVER'S
AW the Y TACO BELL McDonald's
BANK OF WEST BNP PARIBAS Walgreens FAMILY DOLLAR O'Reilly

claire's T Little Caesars Oldemark
metro by T-Mobile F&W Aaron's RAMADA
Super 8 McALISTER'S DELI Quick Lane SALLY BEAUTY
Brown's THE GREAT ESCAPE ANYTIME FITNESS ROSS DRESS FOR LESS
Starbucks HIBBETT SPORTS AT&T DOLLAR GENERAL
HOBBY LOBBY AutoZone Godfather's Pizza

DOLLAR GENERAL
Phillips 66
SONIC

MARATHON Sinclair SONIC bealls OUTLET
GNC Shell Phillips 66 Bath & Body Works
TOMMY'S EXPRESS CAR WASH HARBOR FREIGHT FIVE BEL'VEW
GOLDEN CHICKS TRACTOR SUPPLY CO DISCOUNT TIRE Hampton
POPEYES cricket ULTA McDonald's
Casey's SportClips maurices Buckle E
Academy SPORTS OUTDOORS BAYMONT COUNTRY LAQUINTA
H HAWAIIAN EXPRESS SPRINGHILL SUITES MARRIOTT FAMOUS FOOTWEAR Pizza-Hut
MURPHY USA Schlottsky's Jiffy lube
Chick-fil-A PETSMART NAPA SHOE DEPT.
TJ-maxx Walmart* Chili's IHOP
SUBWAY BRAUM'S Kentucky Fried Chicken Arby's
ALDI CAO OLD NAVY Staples
Walgreens DOLLAR TREE DOLLAR GENERAL BIG TIRES
PAPAJOHNS Lowe's

JUMBO FOODS

SITE

12,967

81

412

81

412

412

DEMOGRAPHICS

2223 W Willow Rd Enid, OK 73703		3 miradius	5 miradius	10 miradius	20 miradius
POPULATION	2020 Estimated Population	39,302	50,269	55,607	64,302
	2025 Projected Population	39,695	50,873	56,075	64,397
	2010 Census Population	38,964	49,914	55,209	63,875
	2000 Census Population	37,142	47,060	52,462	61,113
	Projected Annual Growth 2020 to 2025	0.2%	0.2%	0.2%	-
	Historical Annual Growth 2000 to 2020	0.3%	0.3%	0.3%	0.3%
2020 Median Age	36.7	35.6	35.6	36.1	
HOUSEHOLDS	2020 Estimated Households	15,627	19,404	21,358	24,652
	2025 Projected Households	15,752	19,611	21,510	24,683
	2010 Census Households	16,060	19,983	21,993	25,501
	2000 Census Households	15,266	19,073	21,036	24,496
	Projected Annual Growth 2020 to 2025	0.2%	0.2%	0.1%	-
	Historical Annual Growth 2000 to 2020	0.1%	-	-	-
RACE AND ETHNICITY	2020 Estimated White	77.5%	75.4%	76.5%	77.9%
	2020 Estimated Black or African American	3.1%	3.8%	3.6%	3.3%
	2020 Estimated Asian or Pacific Islander	3.6%	3.7%	3.5%	3.1%
	2020 Estimated American Indian or Native Alaskan	2.5%	2.6%	2.5%	2.5%
	2020 Estimated Other Races	13.3%	14.6%	13.9%	13.2%
	2020 Estimated Hispanic	13.2%	14.8%	14.0%	13.3%
INCOME	2020 Estimated Average Household Income	\$77,907	\$74,771	\$77,498	\$78,670
	2020 Estimated Median Household Income	\$60,761	\$59,348	\$60,706	\$60,905
	2020 Estimated Per Capita Income	\$31,163	\$29,184	\$30,145	\$30,494
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	3.9%	4.4%	4.2%	4.1%
	2020 Estimated Some High School (Grade Level 9 to 11)	7.1%	7.7%	7.5%	7.4%
	2020 Estimated High School Graduate	35.2%	36.7%	36.8%	37.1%
	2020 Estimated Some College	21.5%	20.7%	20.5%	20.4%
	2020 Estimated Associates Degree Only	7.7%	7.9%	8.0%	7.9%
	2020 Estimated Bachelors Degree Only	15.1%	13.9%	14.5%	14.8%
	2020 Estimated Graduate Degree	9.6%	8.6%	8.5%	8.3%
BUSINESS	2020 Estimated Total Businesses	1,741	2,004	2,178	2,321
	2020 Estimated Total Employees	18,179	21,810	26,331	28,448
	2020 Estimated Employee Population per Business	10.4	10.9	12.1	12.3
	2020 Estimated Residential Population per Business	22.6	25.1	25.5	27.7





CONTACT

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