NORTH HILLS SHOPPING CENTER

ADA, OK | LONNIE ABBOTT BOULEVARD—EAST OF N. MISSISSIPPI AVENUE







CENTER SIZE: 219,676 SF

AVAILABILITY:
1,280 SF – 12,283 SF

NNN: $3.60 PSF

LEASE RATES:
PLEASE CALL FOR RATES

AREA RETAILERS:

Walmart Supercenter · Staples · STARBUCKS · HIBBETT · Aaron's · BOOT BARN · THE HOME DEPOT · ALDI · OLLIE'S GOOD STUFF CHEAP · T.J.maxx [COMING SOON]

- Ada, Oklahoma has a population of 17,140 people and is located 84 miles southeast of Oklahoma City
- North Hills Shopping Center is anchored by TJ Maxx [coming soon], Cinemark, Ollie's Bargain Outlet, Hibbett Sports and Dollar Tree
- The center is situated in the heart of the main retail and restaurant corridor in Ada
- Excellent visibility and access from Lonnie Abbott Boulevard

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
2025 Population	2,290	17,881	25,384
2025 Total Households	978	7,533	10,304
2025 Daytime Population	5,848	23,715	30,918
2025 Average HH Income	$61,572	$73,188	$77,716

TRAFFIC COUNTS:
Lonnie Abbott Blvd.: 15,400 VPD

THE retail CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

SHELLEY TAYLOR
214.572.8423
staylor@theretailconnection.net

MICHAEL THUM
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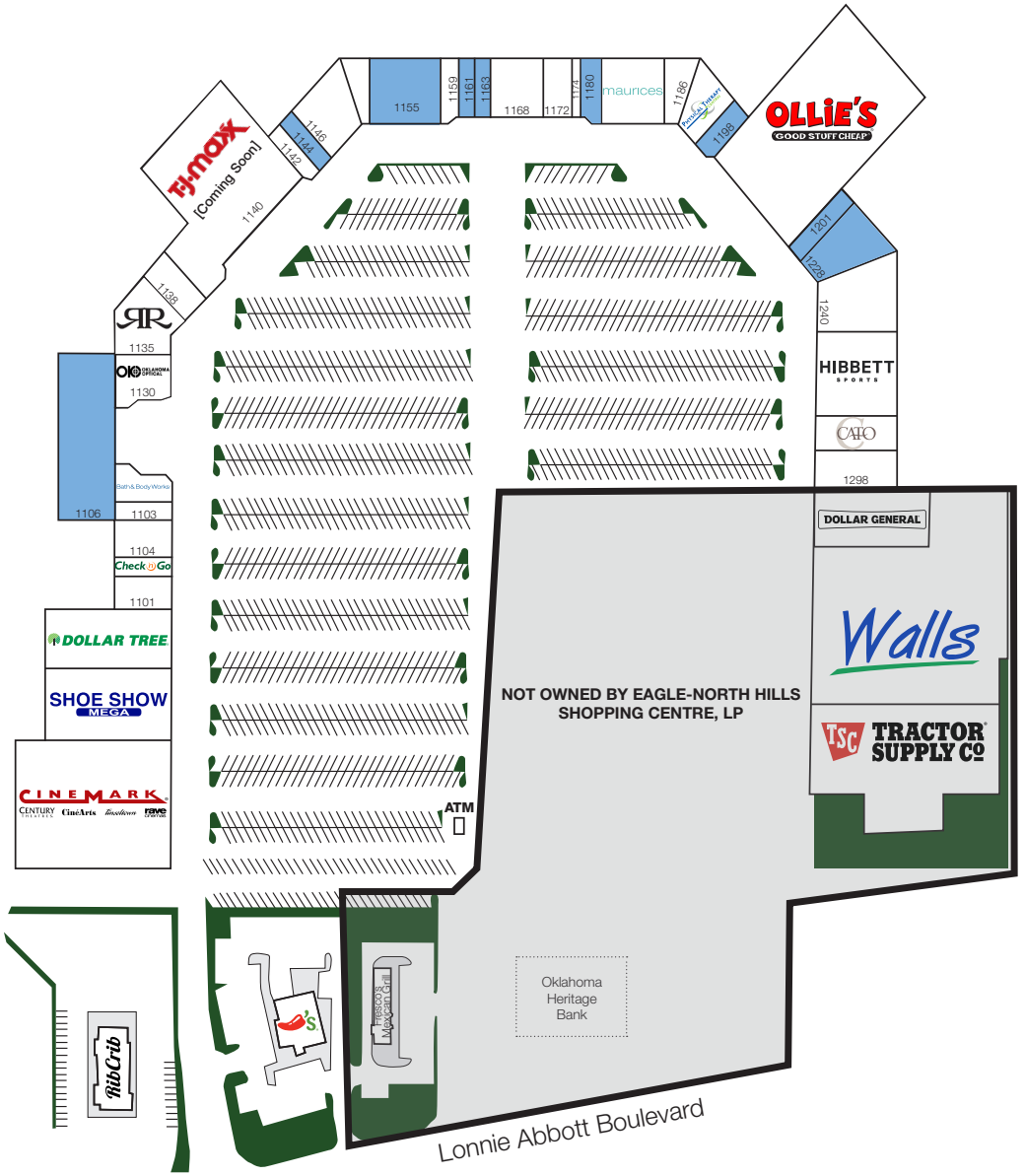
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SUITE	TENANT	SF
1090	Cinemark	23,300
1098	Shoe Show	13,054
1100	Dollar Tree	9,506
1101	Heavenly Buns	2,772
1102	Check N Go	1,400
1104	Blue Moon Cafe	2,730
1103	U.S. Cellular	1,320
1105	Bath & Body Works	2,500
1106	AVAILABLE	12,283
1130	Oklahoma Optical	2,866
1135	Ruby Ranch Boutique	6,139
1138	Elliot Vision Care	2,100
1140	TJ-Maxx	23,782
1142	Natural Nails	1,312
1144	AVAILABLE	1,450
1146	OK Cardiovascular Assoc.	6,658
1155	AVAILABLE	6,300
1159	Express Employement Professionals	1,564
1161	AVAILABLE	1,280
1163	AVAILABLE	1,280
1168	Roma Italian Restaurant	3,864
1172	Healthcare Innovations	2,560
1174	Papa John's Pizza	960
1180	AVAILABLE	1,860
1184	Maurices	5,460
1186	Game X Change	2,200
1188	Physical Therapy Central	3,493
1198	AVAILABLE	1,732
1200	Ollie's	33,882
1201	AVAILABLE	1,702
1228	AVAILABLE	5,900
1240	Torres Mexican Restaurant	6,935
1280	Hibbett Sports	9,00
1282	Cato Fashion	4,000
1298	Ashai Japanese Restaurant	4,241
1004	Rib Crib BBQ & Grill	4,003
ATM	Citizen Bank of Ada	288
Pad	Chili's	4,000
TOTAL		219,676



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

EQUAL HOUSING OPPORTUNITY

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:

  1. that the owner will accept a price less than the written asking price;
  2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  3. any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Retail Connection, L.P.	9006485	reception@theretailconnection.net	214-572-0777
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____