

EXECUTIVE SUMMARY



OFFERING SUMMARY

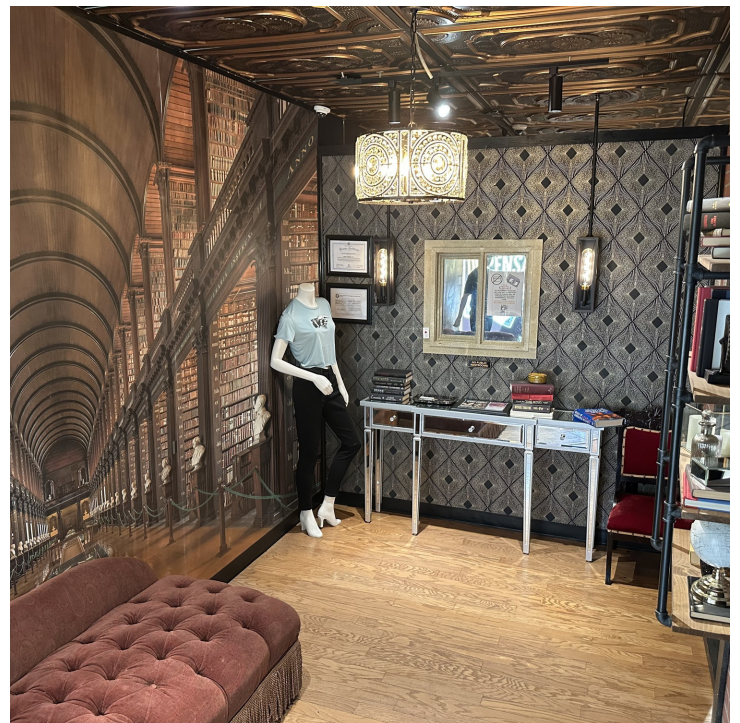
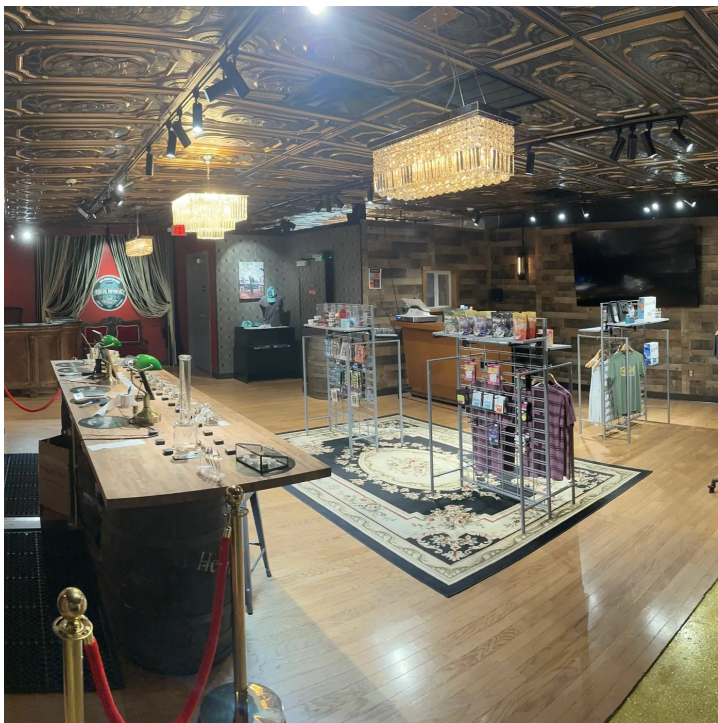
Lease Rate:	\$18 SF/yr (MG)
Building Size:	3,000 SF
Available SF:	1,300 SF
Vehicles Per Day	27,124
Year Built:	1997

PROPERTY OVERVIEW

Located along the busy S. Western thoroughfare in South Oklahoma City, this 1,300 SF retail suite for lease boasts excellent visibility and ease of access just north of SW 89th Street. The interior buildout includes a former high-end dispensary with quality finishes. Contact us today for a private showing.

nick@creekcre.com
405.615.9904
NICK GRAY

ADDITIONAL PHOTOS



nick@creekcre.com
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NICK GRAY

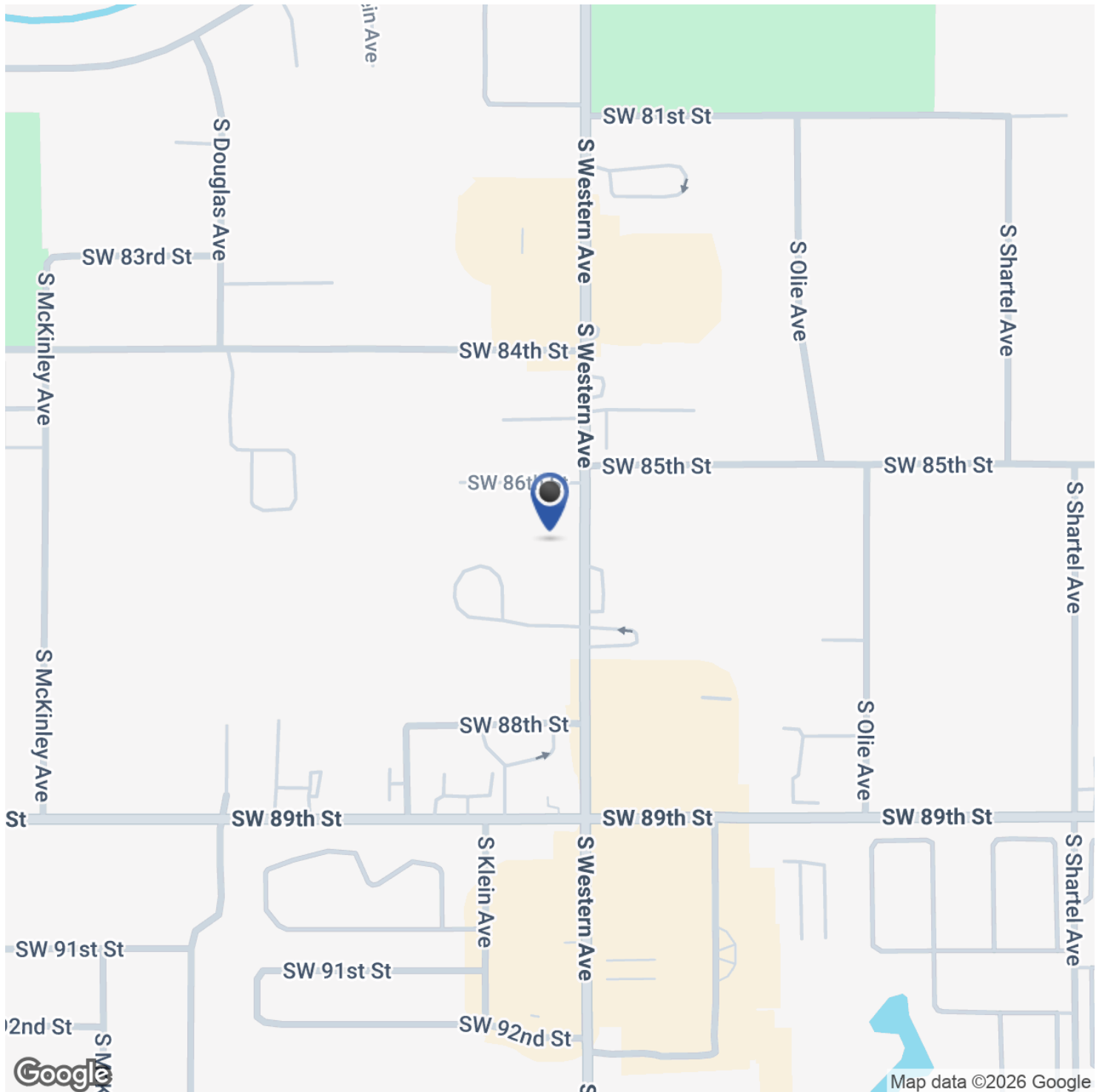
CASH LAND

8605 S WESTERN AVE | OKLAHOMA CITY, OK 73139



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LOCATION MAP

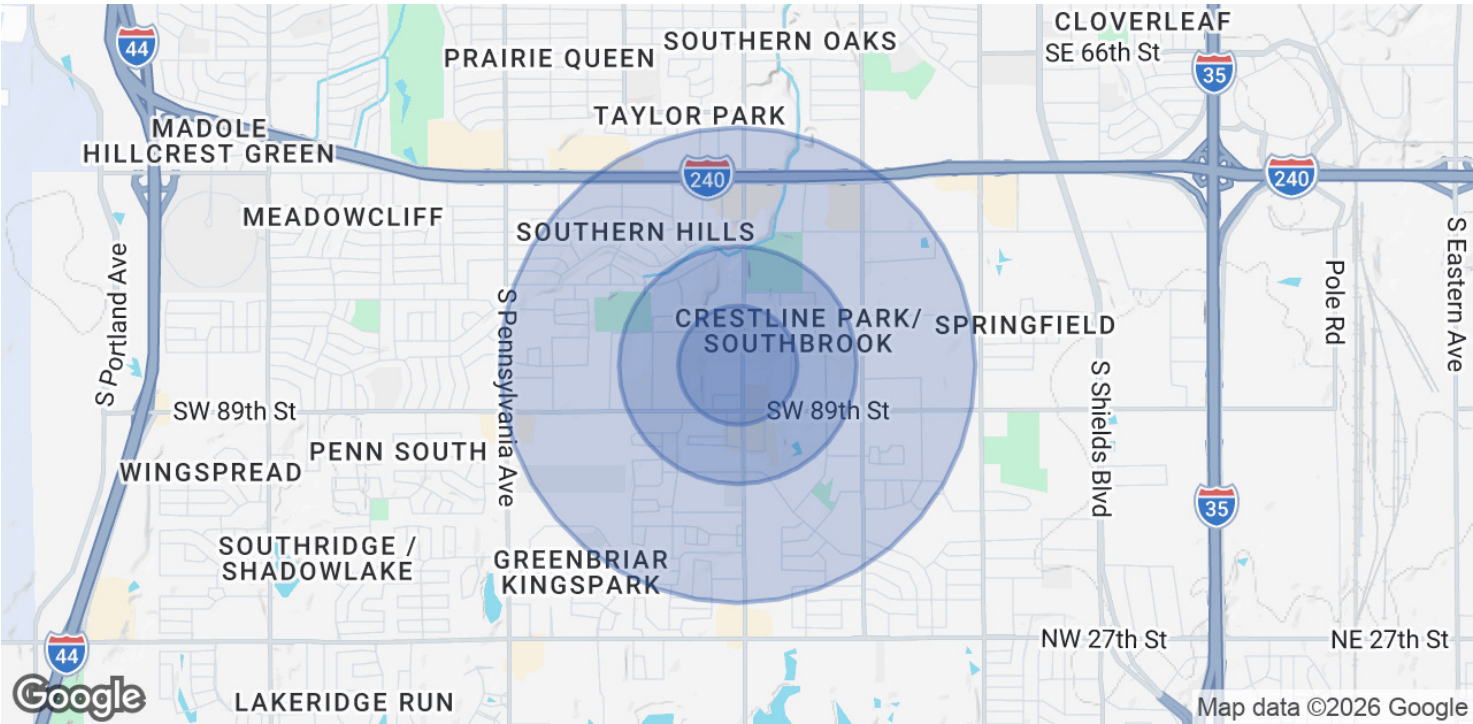


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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	532	2,670	11,926
Average Age	32.4	32.4	33.5
Average Age (Male)	24.5	28.0	32.1
Average Age (Female)	35.7	34.2	35.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	218	1,192	5,377
# of Persons per HH	2.4	2.2	2.2
Average HH Income	\$46,480	\$47,276	\$50,089
Average House Value	\$126,043	\$137,457	\$128,211

2020 American Community Survey (ACS)

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