

RETAIL SPACE FOR SALE

2140 SW 44TH ST

Oklahoma City, OK 73119

CHRIS CASTRO

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DEMOGRAPHICS	11	the property, compliance or lack of compliance with applicable governmental requirements,
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Creek Commercial Realty, LLC in compliance with all applicable fair housing and equal opportunity laws.

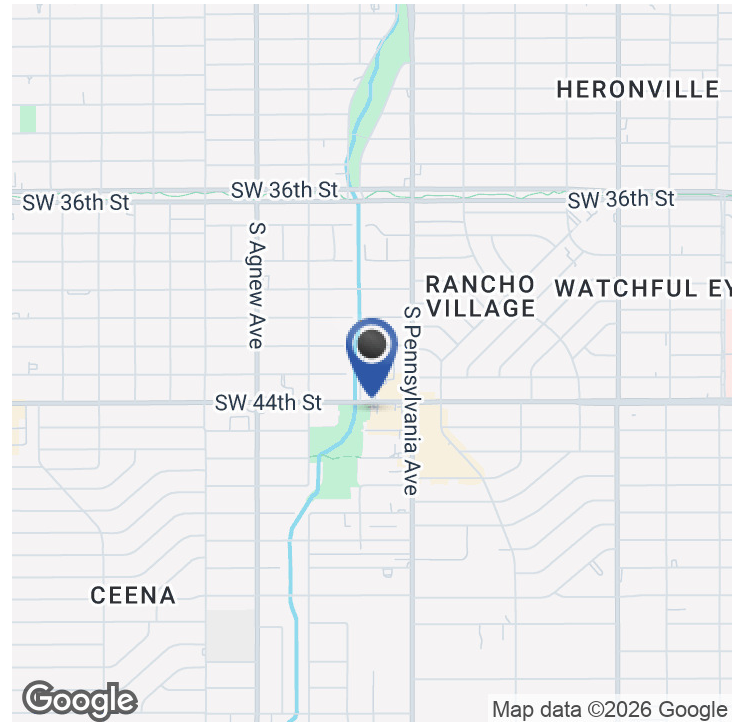
PRESENTED BY

Chris Castro, Associate

SECTION 1

PROPERTY INFORMATION

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$195,000
Building Size:	2,448 SF
Available SF:	
Lot Size:	0.254 Acres
Number of Units:	2
Price / SF:	\$79.66
Year Built:	1960
Zoning:	SPUD-805
Market:	Oklahoma City Metro
Submarket:	South Oklahoma City

PROPERTY OVERVIEW

This 2448 total-square-foot retail property has an office, shop and storage space, built in 1960, occupies a premier street-front parcel along SW 44th Street. The property presents a compact, well-proportioned footprint ideal for specialized retail or service concepts seeking prominent visibility. A clean façade and straightforward floor plan welcome adaptable tenant improvements, while large display windows allow merchandise to be showcased to passing traffic. The site includes convenient customer access, and straightforward maintenance requirements. Investors will appreciate the opportunity to reposition the asset for a neighborhood-serving enterprise that benefits from immediate presence on a proven retail thoroughfare.

PROPERTY HIGHLIGHTS

- 2448 SF total space
- Two units for versatile usage
- Built in 1960
- Zoned SPUD 805 for flexible development
- Prime SW 44th Street frontage
- Flexible tenant build-out options

PROPERTY DESCRIPTION



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LOCATION DESCRIPTION

Discover the vibrant potential of the Oklahoma City Metro market! With its strategic position and strong community ties, the area surrounding the property at 2140 SW 44th St, Oklahoma City, OK, 73119 is an exciting opportunity for Retail / Street Retail investors. Situated near major thoroughfares and bustling districts, the location offers access to a diverse customer base and high visibility for businesses. Nearby attractions such as the Oklahoma City National Memorial & Museum, Wheeler Park, and Plaza Mayor at the Crossroads provide a rich tapestry of experiences for residents and visitors alike. This prime location presents a unique chance to establish a dynamic presence in a thriving market.

PARKING DESCRIPTION

Gravel Lot

COMPLETE HIGHLIGHTS



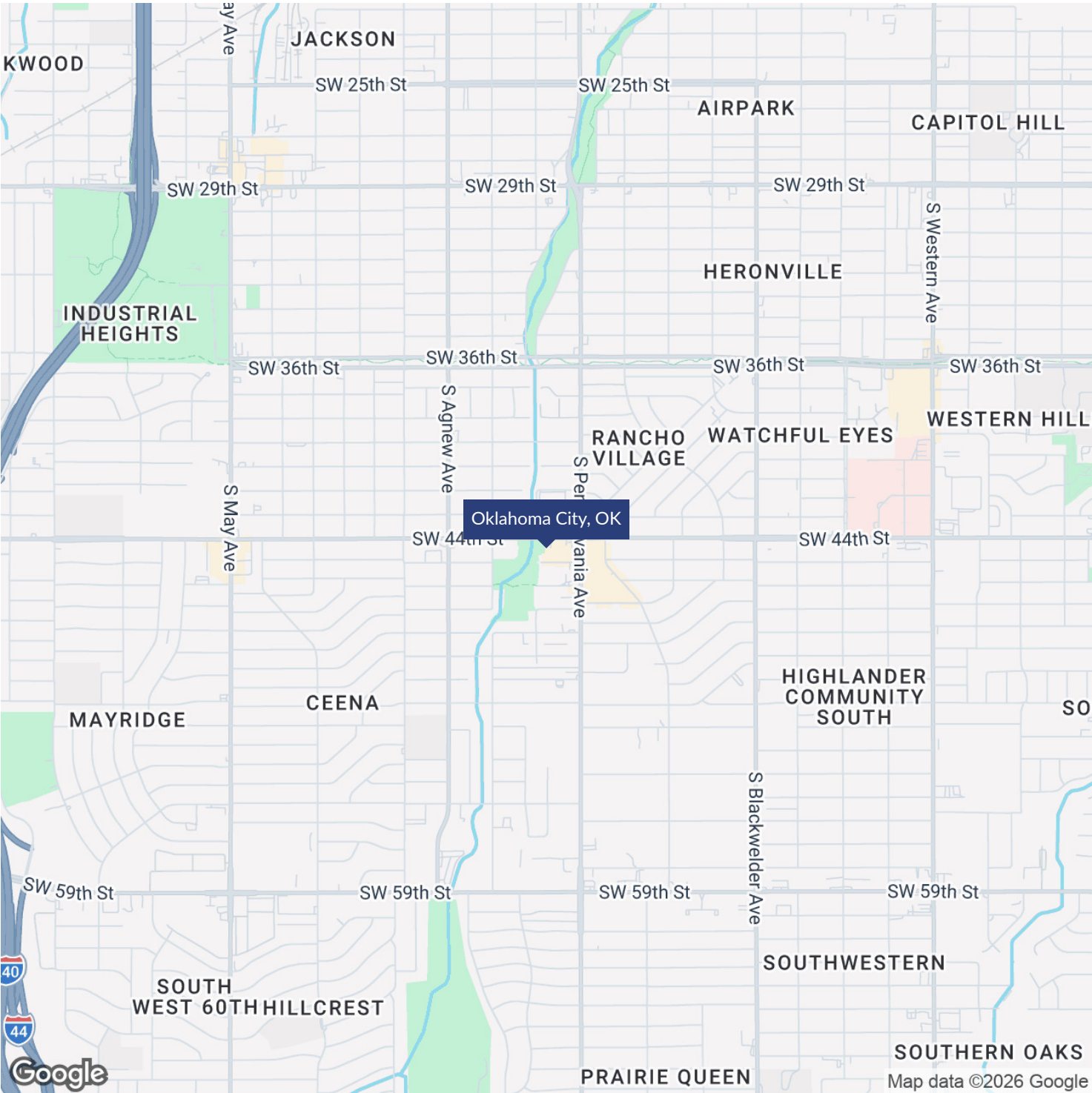
PROPERTY HIGHLIGHTS

- 2448 SF total space
- Two units for versatile usage
- Built in 1960
- Zoned SPUD 805 for flexible development
- Prime SW 44th Street frontage
- Flexible tenant build-out options
- Convenient street-level entry
- Efficient maintenance profile
- Immediate occupancy or easy renovation
- Strong pedestrian and vehicular sight lines

SECTION 2

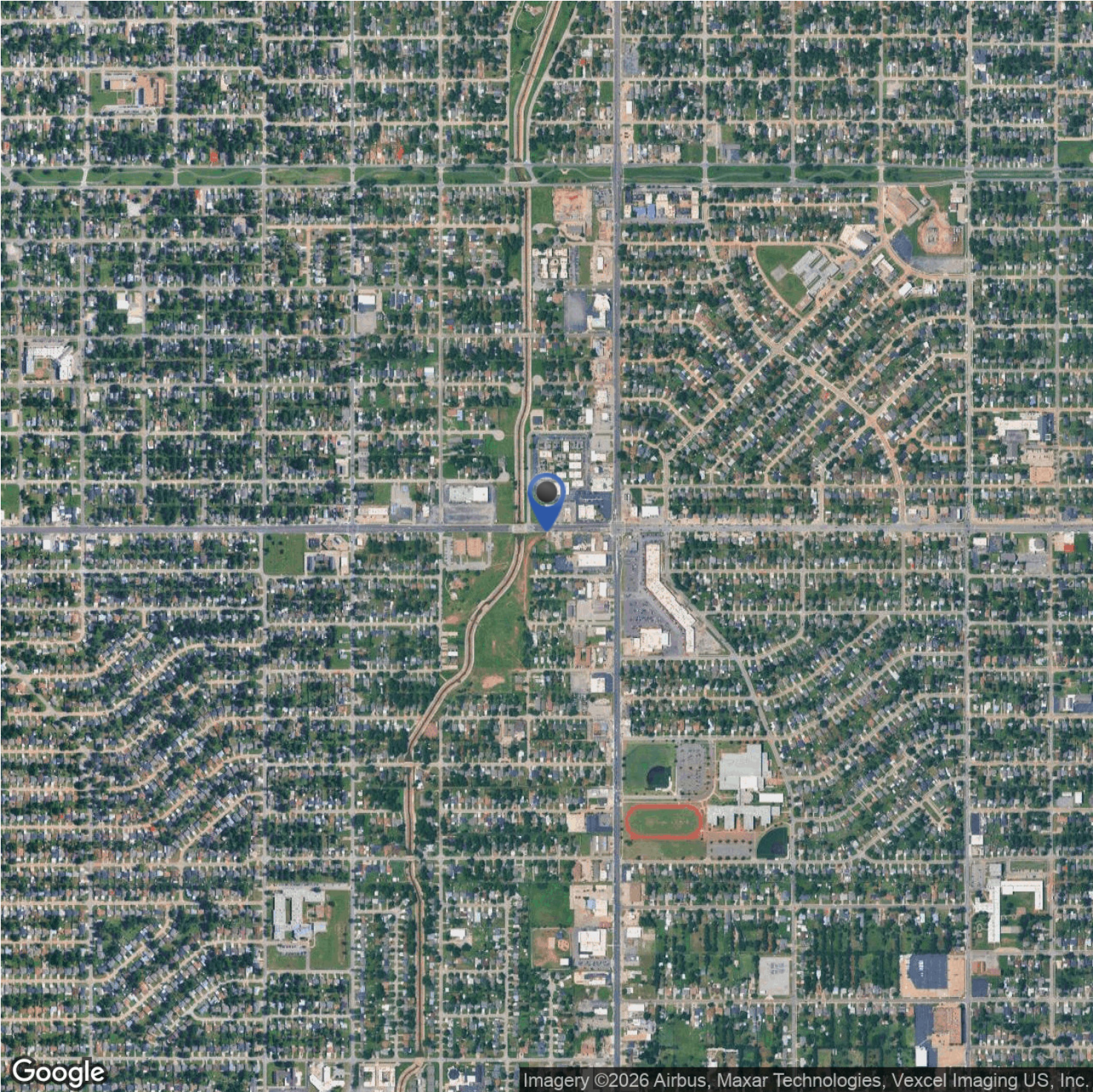
LOCATION INFORMATION

REGIONAL MAP





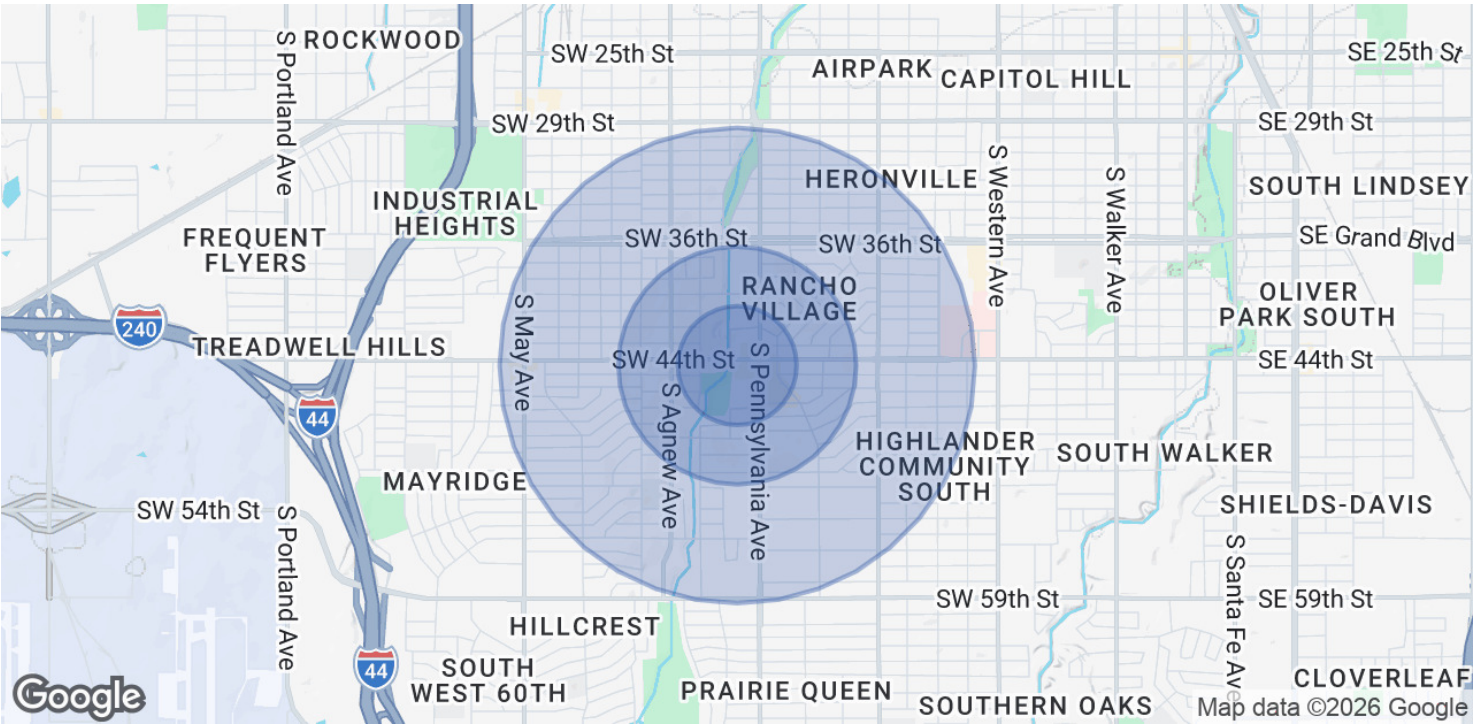
AERIAL MAP



SECTION 3

DEMOGRAPHICS

DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,204	5,373	20,359
Average Age	27.5	26.6	27.6
Average Age (Male)	30.5	26.5	26.2
Average Age (Female)	21.0	25.7	29.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	375	1,721	6,714
# of Persons per HH	3.2	3.1	3.0
Average HH Income	\$47,071	\$49,604	\$53,215
Average House Value	\$97,091	\$91,955	\$77,035

2023 American Community Survey (ACS)

SECTION 4

ADVISOR BIOS

ADVISOR BIO 1



CHRIS CASTRO

Associate

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PROFESSIONAL BACKGROUND

Chris Castro joined Creek CRE in April 2026 as an Associate, bringing a dynamic blend of creative perspective and hands-on real estate experience. Prior to joining Creek CRE, he served as an Office Specialist at Pivot Real Estate Brokerage, where he built a strong foundation in transaction coordination, client relations, and the day-to-day operations of a brokerage.

Chris earned a degree in Visual Communication from the University of Oklahoma, developing a sharp eye for branding, marketing, and visual storytelling. He leverages these skills to position properties strategically and communicate value clearly and effectively to clients.

Fluent in Spanish, Chris connects with a diverse client base and delivers a more inclusive, accessible experience throughout every stage of the transaction.

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