

# PLAINS

Commercial Real Estate

SHOPPING CENTER SPACE | FOR LEASE  
11709 S Western Ave. Oklahoma City, OK 73170

## GREENWAY PLAZA

11709 S Western Ave. Oklahoma City, OK 73170



COLE SMITH // 405.245.4469 // COLE.SMITH@PLAINSCRE.COM

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BROCK MEADE // 469.404.5854 // BROCK.MEADE@PLAINSCRE.COM

The information contained herein is deemed reliable; however, no warranties, guarantees or representations are made as to the accuracy thereof. The presentation of this information is submitted subject to change in conditions, price, corrections, errors, omissions, and/or withdrawal without notice.

### LEASE RATE:

\$15.00 / SF / YR + NNN

### AVAILABLE SPACE:

1,200 - 2,400 SF

### PROPERTY HIGHLIGHTS:

- » Centrally Located Between South OKC and Moore
- » Dense Retail Intersection Between I-35 and I-40
- » Anchored by Ace Hardware and Dollar Tree
- » Strong Co-Tenant Mix with Established Businesses

### LOCATION:

11709 S Western Ave.  
Oklahoma City, OK 73170

### TRAFFIC COUNTS:

S Western Ave: 19,089 VPD ('25)  
SW 119th St: 17,918 ('25)

### DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
2025 Population	10,795	94,282	183,724
Daytime Employment	2,841	32,544	57,106
Avg HH Income	\$91,157	\$87,592	\$84,473



### ATTRACTIONS:



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S Western Ave



SW 19th St



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## AVAILABLE

SUITE 11619	1,200 SF
SUITE 11645	1,400 SF
SUITE 11705	1,200 SF
SUITE 11707	1,200 SF
SUITE 11711	1,200 SF
SUITE 11813	1,200 SF

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