

FOR LEASE

# BOX SPACE AVAILABLE SE 44TH & WESTERN AVE

OKLAHOMA CITY, OK



## PROPERTY INFO

### 60,000 SF SPACE AVAILABLE

Ideally positioned at the intersection that includes Integris Southwest Medical Center, Wal-Mart, Neighborhood Market, Vasa Fitness, Wendy's, T-Mobile, Mid-First Bank and other major retailers. This property presents a great opportunity for a large retailer seeking opportunity in South Oklahoma City.

- + Strong co-tenancy includes Auto-Zone, Dollar Tree, Westlake Ace, Wendy's, T-Mobile and Mid First Bank
- + Densely populated area of South Oklahoma City
- + Pylon signage available
- + Existing box is divisible

### 2021 Demographics

Miles	1	3	5
Population	18,856	112,146	217,608
Daytime Population	15,813	100,552	253,703
Media Age	31.9	31.5	33.5
Average Household Income	\$43,551	\$46,694	\$59,209
2010 - 2021 Annual Pop. Growth Rate	0.61%	0.48%	0.71%

### Traffic Counts

44th Street	18,276 VPD
Western Ave	21,377 VPD

Source: Oklahoma Department of Transportation

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## CONTACT US

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