

For Lease

CBRE

8020 SW 3rd St

Retail or Office Space | 1,460 SF

8020 SW 3rd St, Oklahoma City, OK 73128 | www.cbre.com/okcretail



1,460
Square Foot Retail Space
\$20.55

PSF Rate

Highlights:

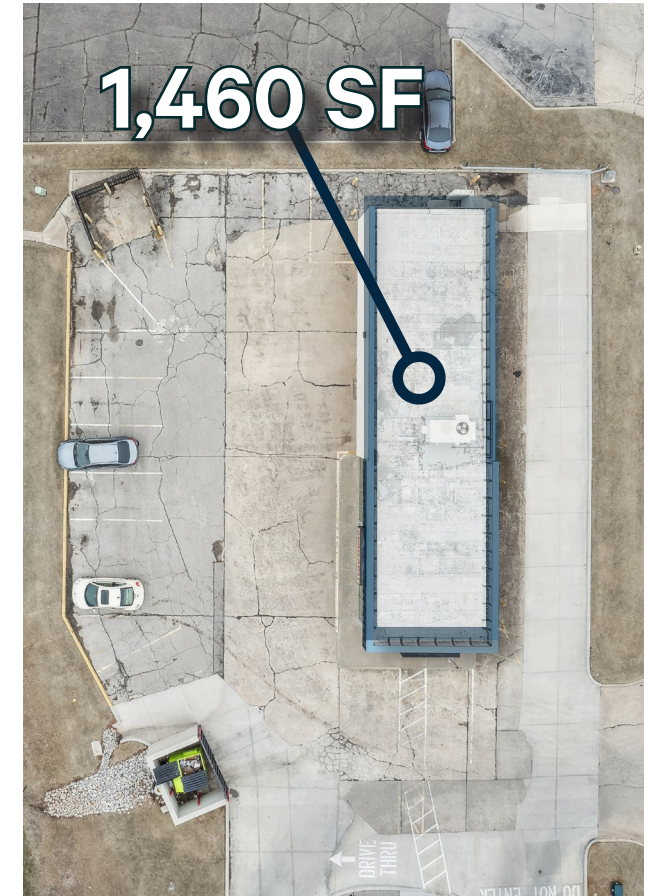
- + Excellent Highway Visibility: Directly visible from I-40, ensuring high traffic exposure.
- + Strategic Position: Adjacent to the bustling OKC Outlet Mall, attracting visitors from across the state of Oklahoma.
- + Ideal for Retail or Office: Perfectly suited for a retail or office setup with ample space and prime location.

Property Overview

Prime Retail Space for Lease in Oklahoma City! This 1,460 SF retail/office space, located at the corner of SW 3rd and S. Council Rd, offers excellent highway visibility along I-40. Positioned next to the popular OKC Outlet Mall, it attracts visitors from across the Oklahoma City Metropolitan Area. Ideal for a restaurant, this space provides a prime location with high traffic exposure.

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DEMOGRAPHICS	3 Miles	5 Miles	10 Miles
2024 Population	49,626	149,799	563,399
2024 Households	18,803	56,702	224,568
2024 Average Household Income	\$82,736	\$82,645	\$89,322
2024 Housing Units	21,159	63,034	250,066
2024 Businesses	2,194	5,789	28,327
2024 Employees	32,302	75,093	357,678

Traffic Counts	AADT
I- 40	85,000
South Council Road	20,400

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