

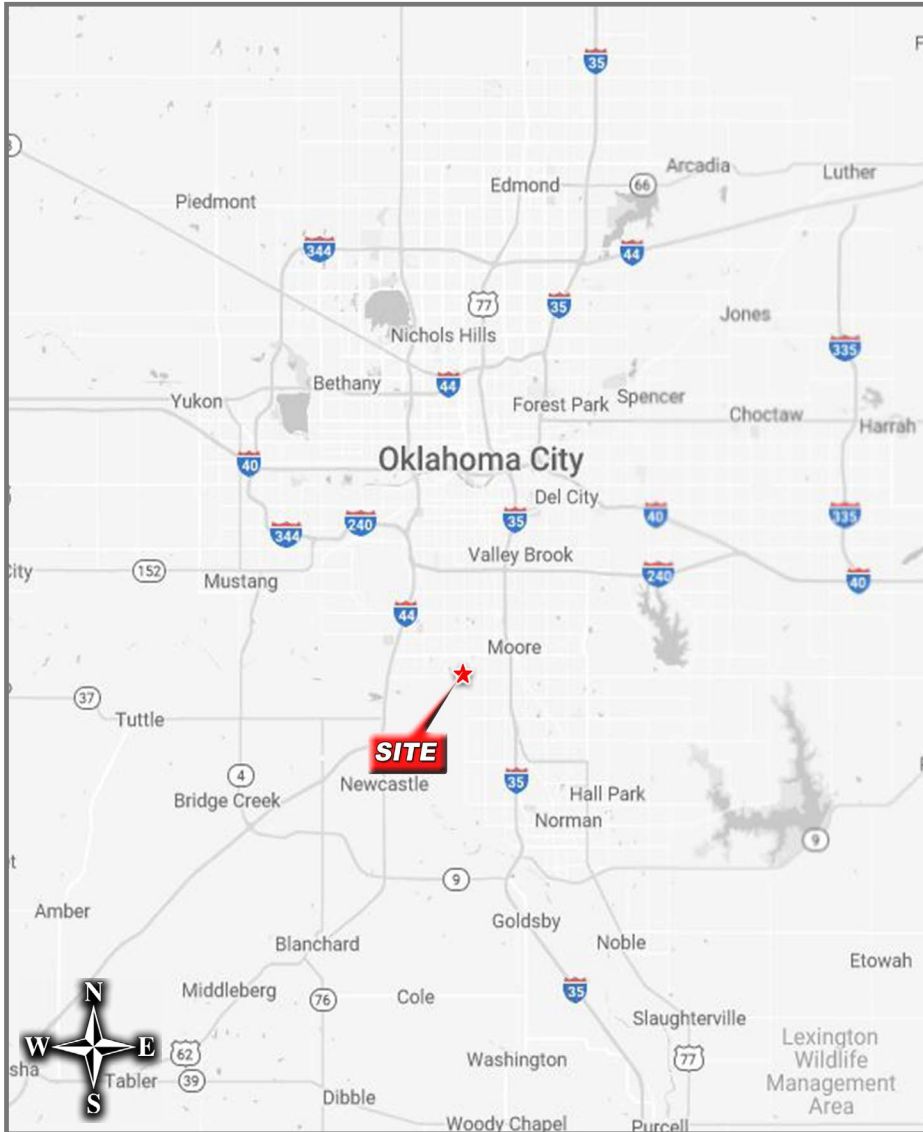
49 WEST CENTER - 14900 S. WESTERN AVENUE, OKLAHOMA CITY, OK 73120



DANNY OJEDA
(405).206.9659
DANNY.OJEDA@RSG-CRE.COM

ANDERSON INMAN
(405).888.0330
ANDERSON.INMAN@RSG-CRE.COM

RETAIL SITE GROUP, LLC
2932 NW 122ND STREET, STE 7
OKLAHOMA CITY, OK 73120



Property Details & Highlights

- Three spaces available:
 - Suites 130, 140, 170 - 1,200 SF each
 - Up to 2,400 SF contiguous (130 & 140)
 - Suite 170 is a 2nd gen restaurant space
- Lease Rate: \$20.00 PSF NNN
- Located at the northeast corner of S Western Ave and SW 149th St in Oklahoma City
- Close proximity to Orr Family Farm, Southmore High School, Southridge Junior High School, Redbud Farm School, Briarwood Elementary, and Eastlake Elementary
- Nearby retailers include Walmart Neighborhood Market, WinCo Foods, Target, Costco, Walmart, Sam's Club, Lowe's and many more

Traffic Counts

149th St: 16,000 VPD (ODOT 2022)

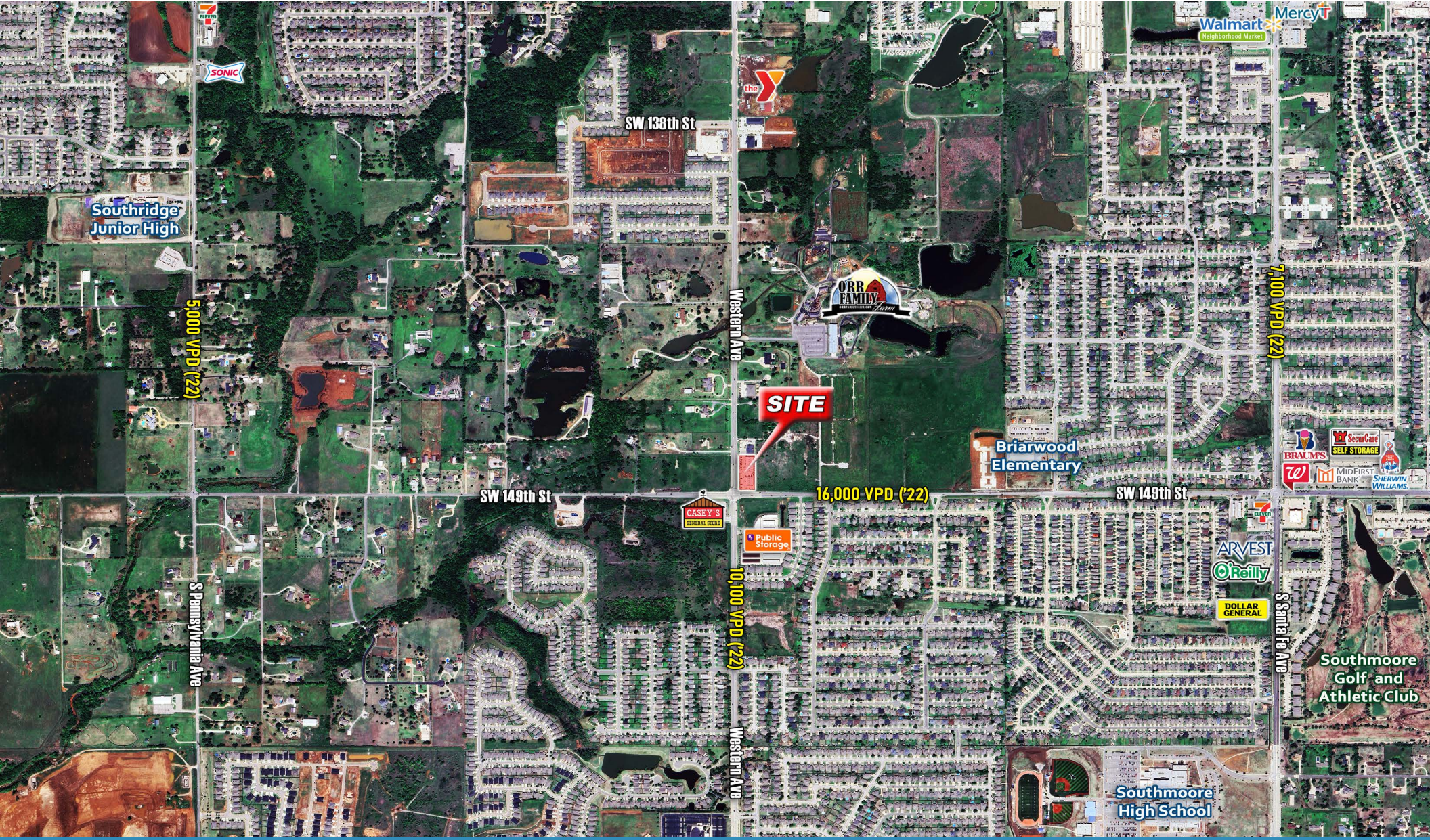
S Western Ave: 10,100 VPD (ODOT 2022)

Demographic Snapshot - 1-3-5 Mile Radius Rings

2024 POPULATION	DAYTIME POP.	AVG HH INCOME
1-Mile: 10,150	1-Mile: 5,211	1-Mile: \$98,699
3-Mile: 64,729	3-Mile: 48,874	3-Mile: \$103,556
5-Mile: 145,564	5-Mile: 114,781	5-Mile: \$96,615

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RETAIL AERIAL



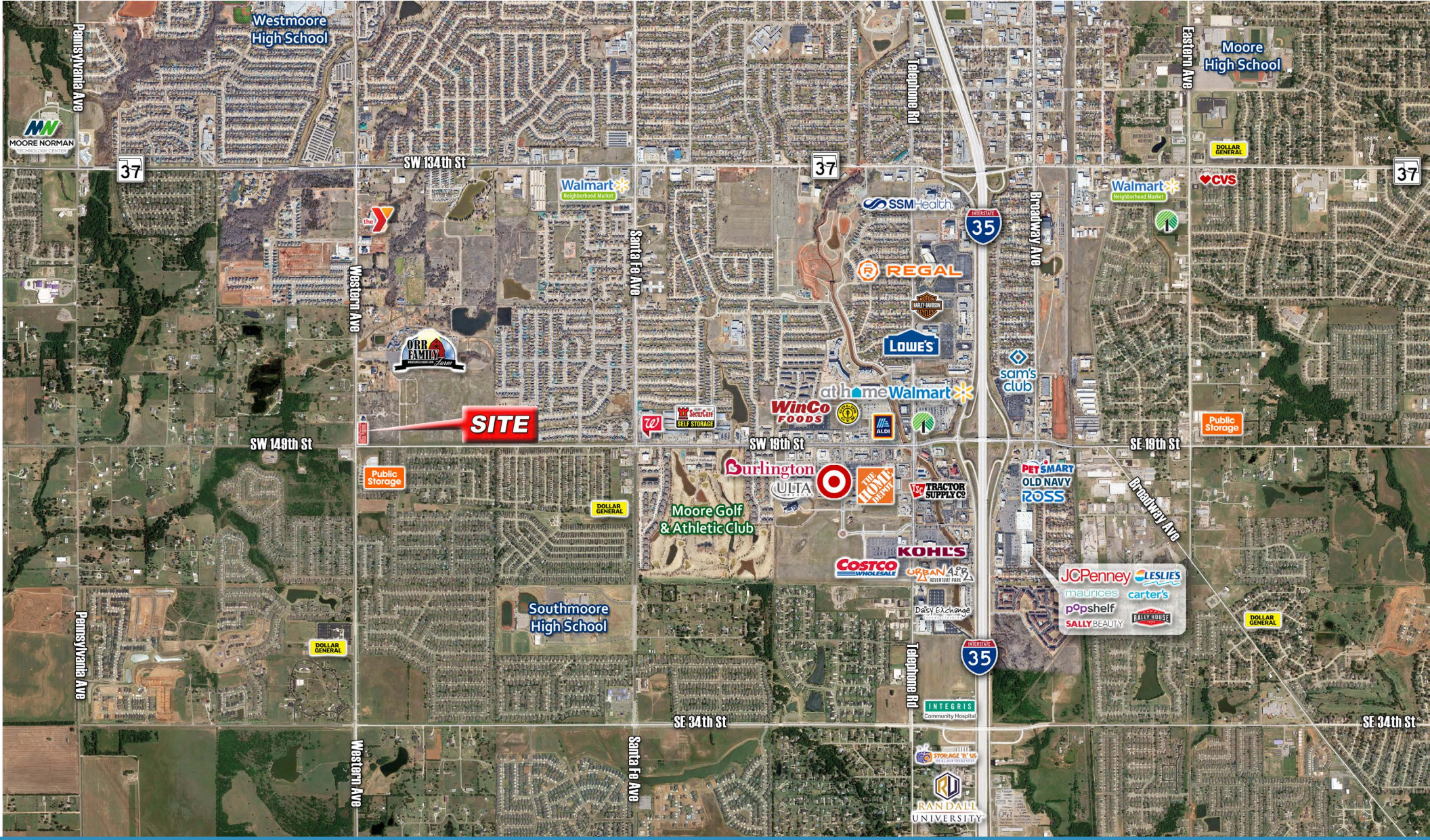
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MARKET AERIAL



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