



RETAIL

# WESTERNVIEW SHOPPING CENTER | FOR LEASE

7101-7435 S WESTERN AVE., OKLAHOMA CITY, OK

THE  
RETAIL  
GROUP





## PROPERTY DETAILS

Retail Base Rent	\$13.00/SF
Additional Rent (NNN)	\$4.80/ SF
Available Retail	1,260-2,840 SF
2nd Floor Office Lease Rate	\$15.00/SF
Lease Type	FSG
Available 2nd Floor Office	600-2,389 SF
Building Size	110,961 SF

## PROPERTY HIGHLIGHTS

Busy retail corridor along S Western Avenue

The I-240 corridor provides easy access to other parts of the city and connects to major highways like I-35 and I-44

I-240 corridor home to many regional and national food and beverage concepts

## SNAPSHOT



**Estimated Vehicles/Day  
S Western Ave.**  
26,803 VPD



**Avg. HH Income  
3-mi Radius**  
\$65,966



**Population  
3-mi Radius**  
116,157

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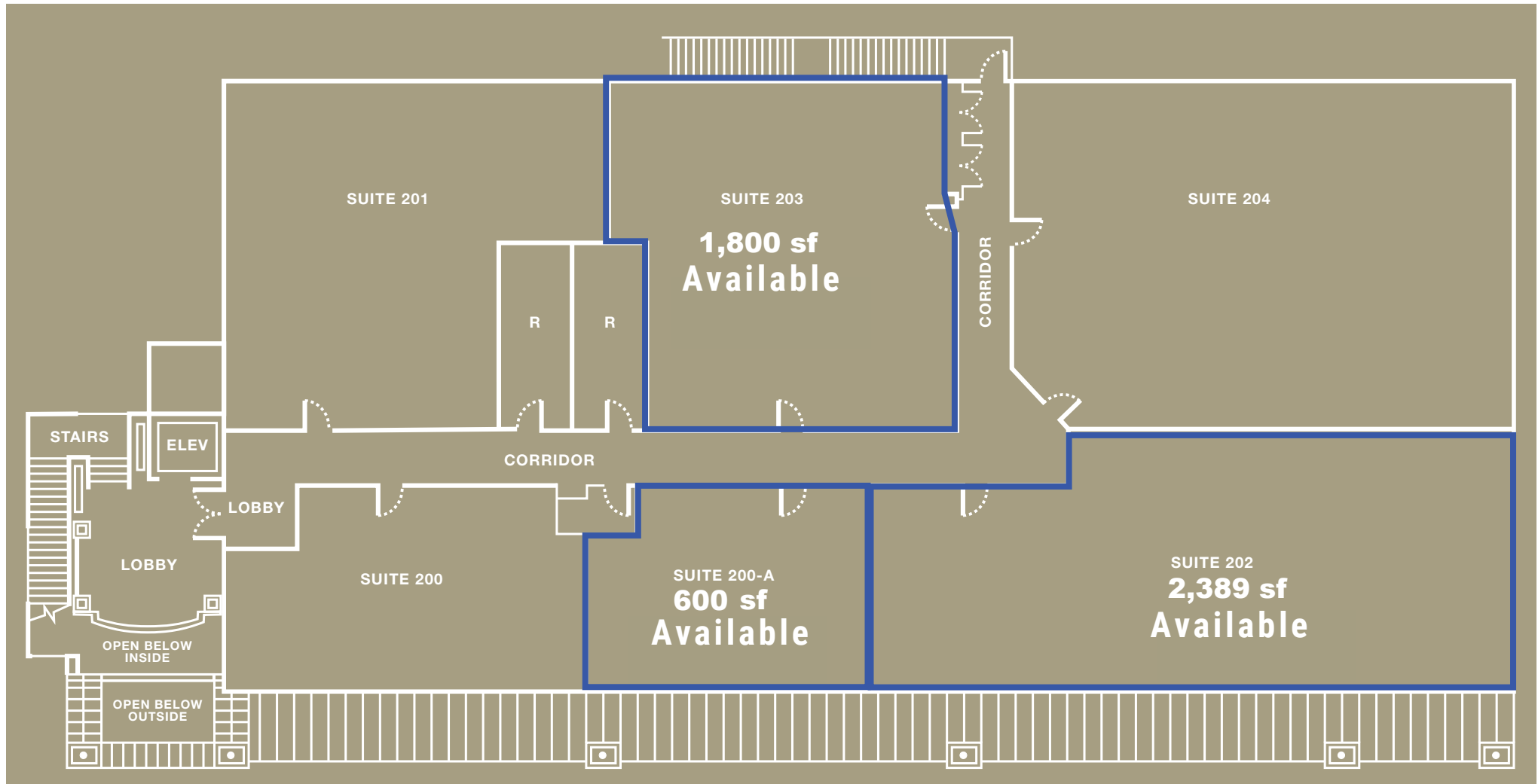
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## SECOND FLOOR OFFICE SPACE







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