

RETAIL

For Lease

Ghaniabadi Business Park

12121 S Western Avenue, Oklahoma City, OK 73170



Buildings A & B - The property is 30,000 square feet which consist of 15, 2,000 sf spaces. Each suite has one 10' x 12' office and ADA bathroom, the rest of the suite is built out open with a 12' x 14' overhead back door. The suites have glass front doors and windows. There is plenty of parking in front of each space and in the back. The properties have Western Avenue signage.

Building C - The property consists of 6,500 sf of retail space facing South Western Ave. close to Westmoore High School. Each suite is 2,000 sf, has two ADA bathrooms and are delivered in a white box condition, ready for occupancy, with plenty of light-ed parking. The property has street signage available.

- Ample parking
- Year Built: 2016
- Availability:
 - Building A&B-1 space
 - \$1,250.00/month

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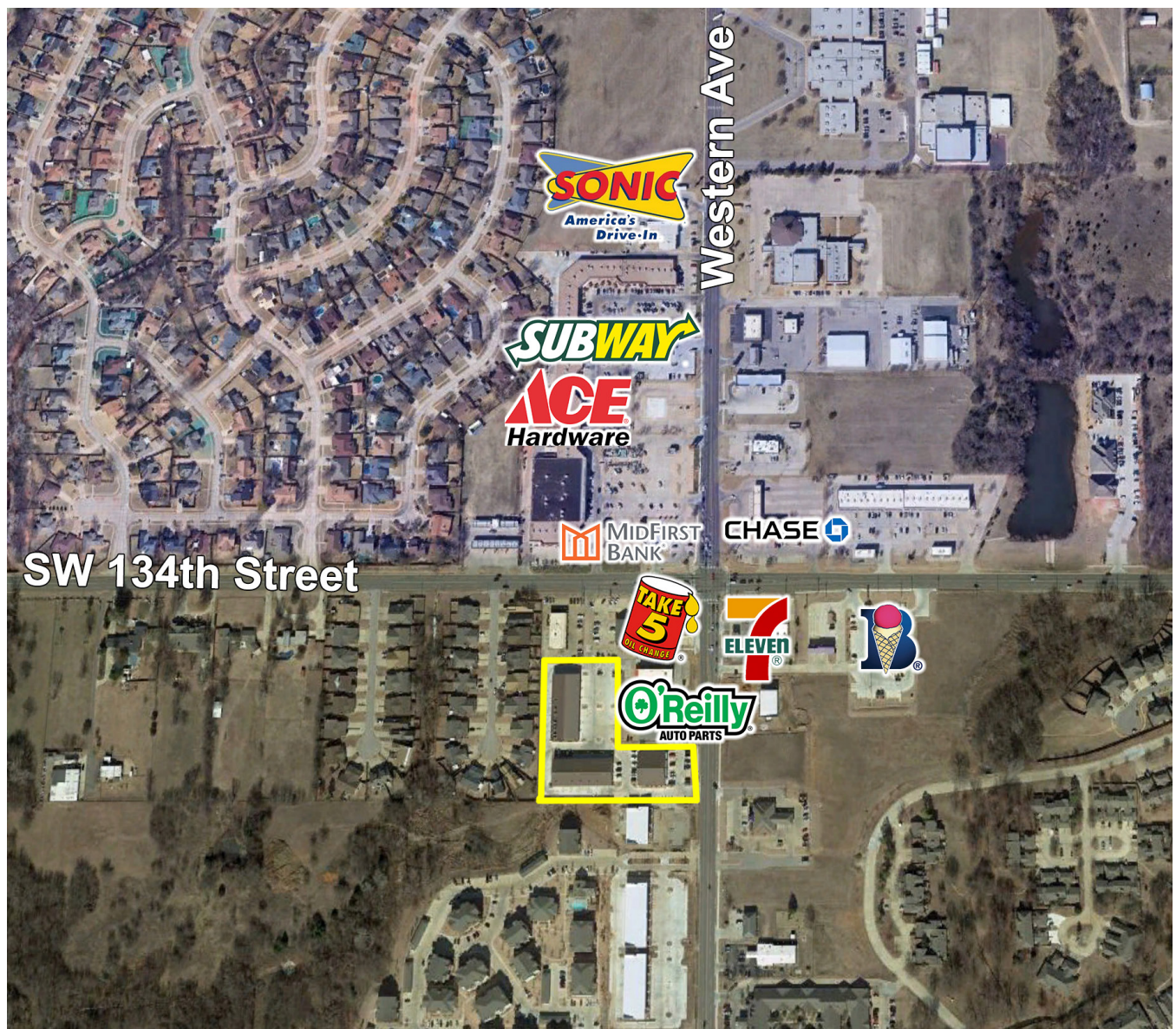


Demographics

Radius	1 Mile	3 Mile	5 Mile
Population:			
2023 Projection:	12,218	92,329	180,346
2018 Estimate:	11,718	88,380	171,523
2010 Census:	11,003	82,900	159,159
2018 Daytime Pop:	2,390	34,060	61,051
Growth 2018-2023:	4.27%	4.47%	5.14%
Growth 2010-2018:	6.50%	6.61%	7.77%
2018 Avg HH Inc.:	\$82,480	\$75,095	\$68,213
2018 Med HH Inc.:	\$69,049	\$61,317	\$54,776

Traffic Counts

Collection/Cross Streets	Traffic Volume	Count Year
S Western/SW 119th	19,403	2017
SW 119th/Western	16,364	2018
S Western/SW 119th	14,903	2017
SW 119th/S Western	18,593	2017
I-44/SW 119th	53,300	2016
S Western/Kingsgate Dr	16,612	2016
S Western/Jearly Dr	20,030	2016
SW 119th/Copper Trails	17,845	2016



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