



## Lease Space Available Now

Introducing a prime commercial lease space opportunity on bustling S Western Ave, just south of SW 104th Street. 7,367 Sq. Ft. building is an extension of the Meadowlake Farms Office Park and Neighborhood. It offers 145' of frontage along Western Ave and has 3,869 SQ Ft available for lease. The building is breaking ground on October 2024.

- Features flexible floor plans, signage in place, and a ample amount of parking

Contact us today for pricing and availability.

## ABOUT OUR PROPERTY

1.06 Acres being developed. This lot will feature a 7,367 sq ft building. Perfect opportunity to build the office location of your dreams.

- Rental Rate      Upon Request
- Space Available      3,869 Sq FT
- Lease Term      Negotiable

## Property Features

3,869 sq ft available to lease

Prime location for Office/Retail

145' of frontage

High Visibility

Signage Opportunity

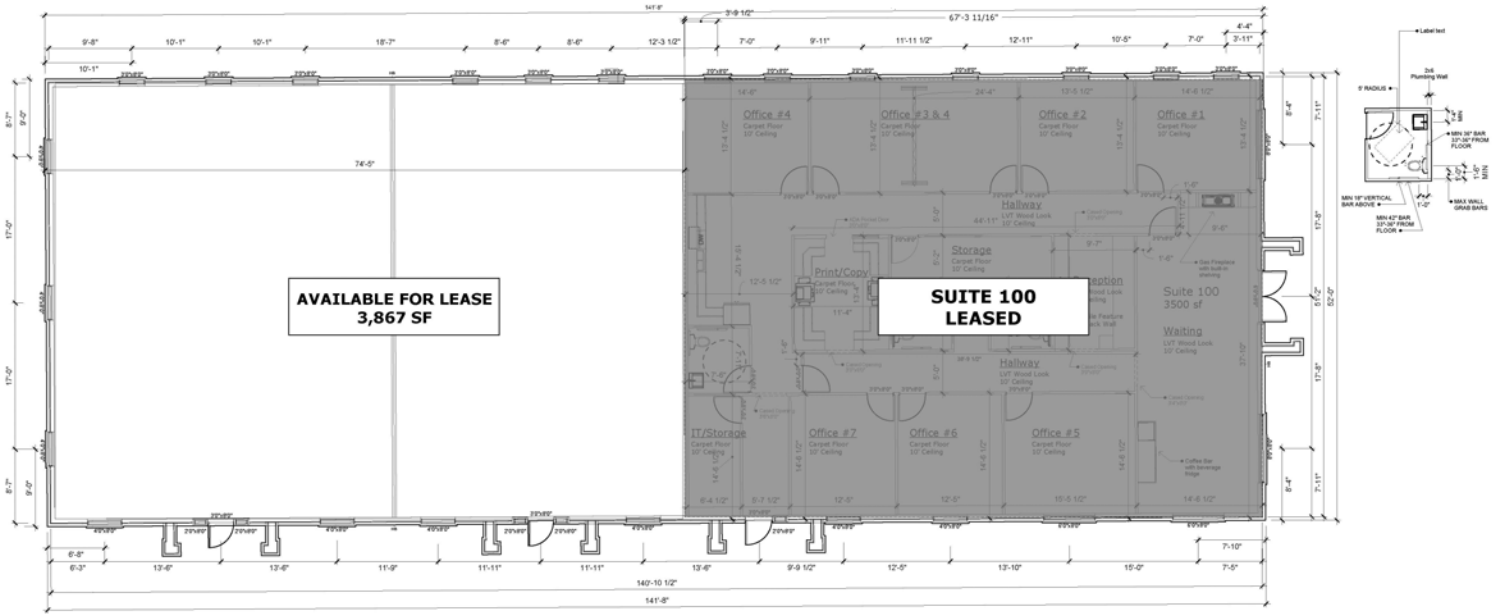
Easy Access

**Call Us for More Info:**  
**405-691-9767**

Buchanan Realty Group  
11801 S Western Ave STE A,  
Oklahoma City, OK 73170

Steve Buchanan, CCIM  
Email: [steve@buchananrealty.net](mailto:steve@buchananrealty.net)  
[www.buchananrealty.net](http://www.buchananrealty.net)

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10701 S WESTERN FLOOR PLAN  
SCALE: 3/16" = 1'0"

TOTAL DIMENSIONS DESIGN	
SITE ADDRESS	10701 S WESTERN AVE, OKC, OK 73170
SCALE:	3/16"=1'0"
TOTAL SQ. FT. - VENER 7367	FRAME 7219
PORCHES F.-199	TOTAL FRAME 7418



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## DEMOGRAPHICS MAP & REPORT

### DEMOGRAPHIC SUMMARY

10701 S Western Ave, Oklahoma City, Oklahoma, 73170  
Ring bands: 0-1, 1-3, 3-5 mile radii

#### KEY FACTS

86,947

Population

37.0

Median Age



33,836

Households

\$50,561

Median Disposable Income

### INCOME



\$58,902

Median Household Income



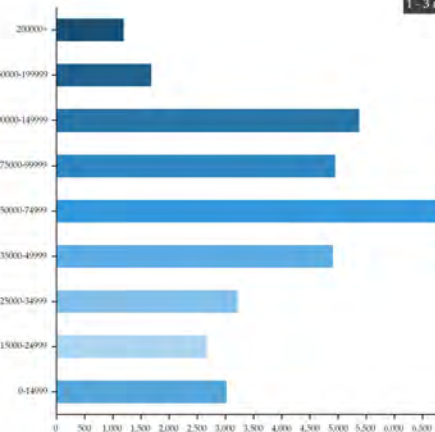
\$30,784

Per Capita Income

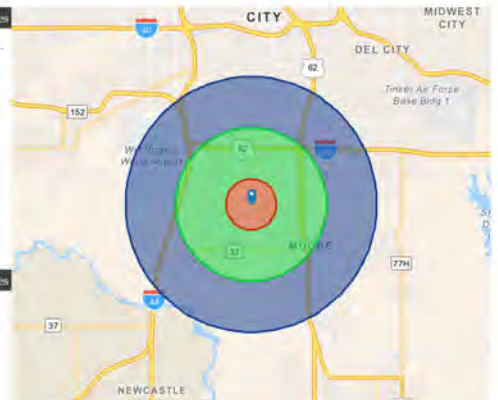


\$117,919

Median Net Worth



1-3 miles



#### Traffic Data

Traffic volume	Year of traffic count	Cross street	Street name	Direction	Distance
20,030	2016	Jeary Dr	S Western Ave	S	0.1
18,208	2016	S Douglas Ave	SW 104th St	NW	0.3
17,200	2021	SW 112th St		S	0.3
17,000	2017	S Trafalgar Dr	SW 104th St	NE	0.3

Closest 4 locations

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REALTY GROUP

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