



Property Description

Well-established neighborhood shopping center with a 24,917 VPD traffic count and high visibility from Western Avenue. Notable tenants include H&R Block, Subway Deli and Valir Health at the retail center. Surrounded by residential neighborhoods (215,149 population in 5-mile radius) and thriving retail.

Property Highlights

- RETAIL SPACE FOR LEASE
- 1,200 - 3,120 SF AVAILABLE (MOL)
- Suites 8423, 8401 & 8427
- In-Line Space
- Great Visibility
- High Traffic Counts

Offering Summary

Lease Rate: \$12.00 SF/yr (NNN)

Available SF: 1,200 - 3,120 SF

Building Size: 29,355 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	4,283	43,628	89,918
Total Population	8,319	103,824	222,963
Average HH Income	\$49,205	\$54,497	\$57,714

RICK PRITCHETT, CCIM

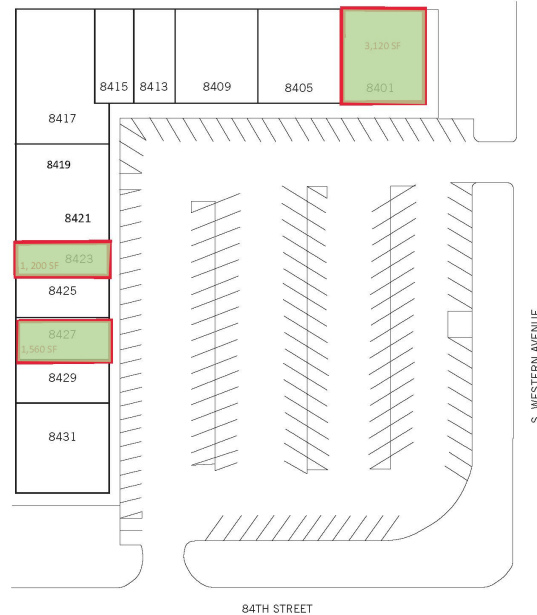
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Center 8400

OKLAHOMA CITY, OKLAHOMA



Legend

Available

Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,200 - 3,120 SF	Lease Rate:	\$12.00 SF/yr

Available Spaces

Suite	Tenant	Size	Type	Rate	Description
8423	Available	1,200 SF	NNN	\$12.00 SF/yr	-
8401	Available	3,120 SF	NNN	\$12.00 SF/yr	-
8427	Available	1,560 SF	NNN	\$12.00 SF/yr	-

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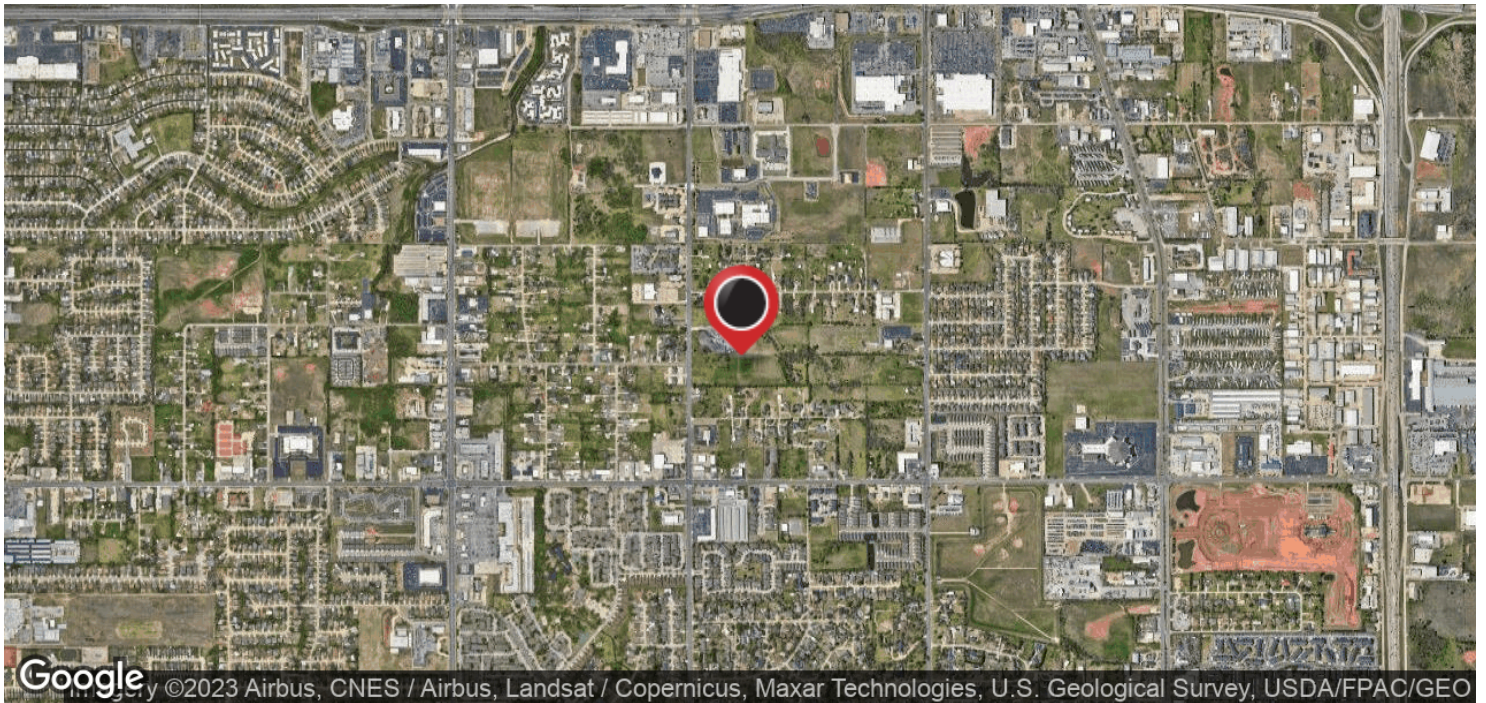
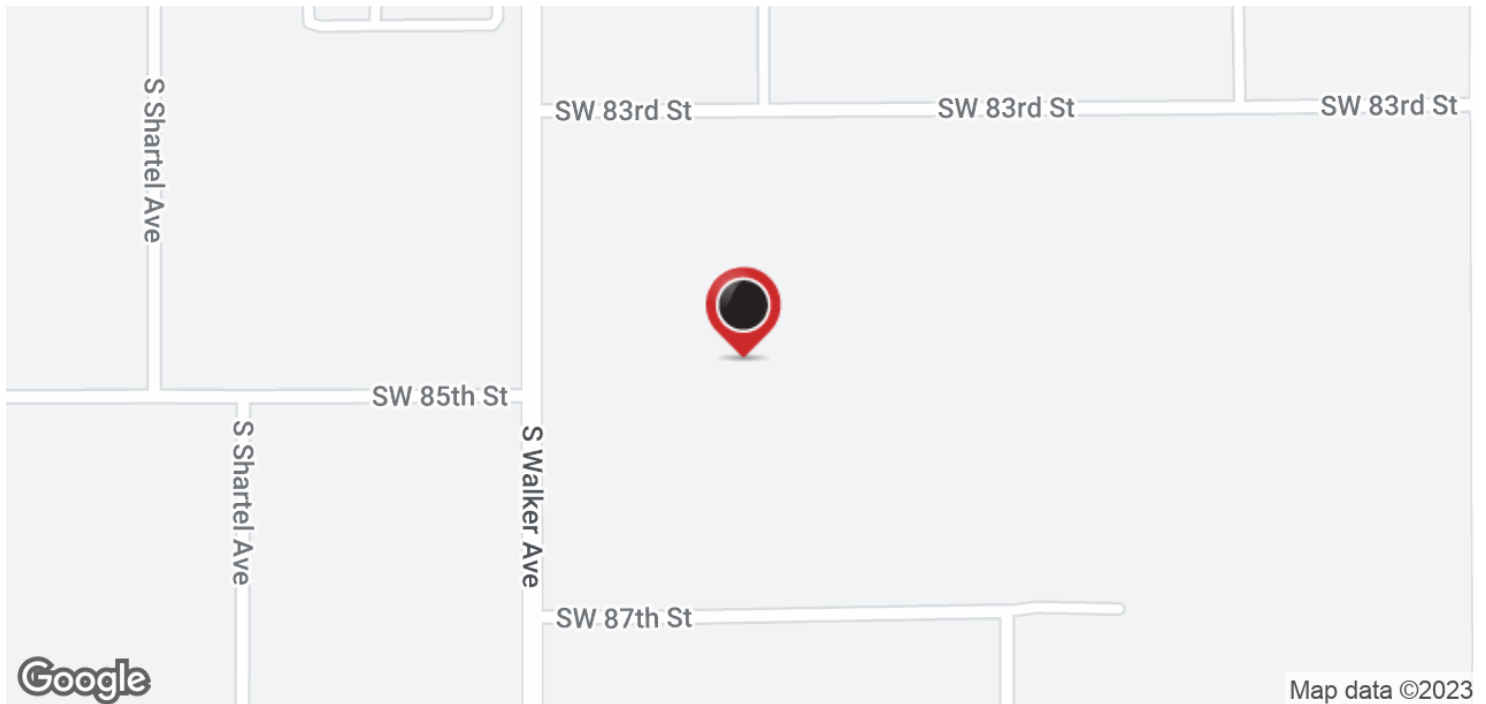
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For Lease

CENTRE 8400

SW 84TH AND WESTERN



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PRECORRUFFIN

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