

RETAIL SPACE FOR LEASE OR SALE

9001 S WESTERN AVE

9001 South Western Avenue, Oklahoma
City, OK 73139

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,450,000
Lease Rate:	\$16.00 SF/yr (NNN)
Building Size:	10,594 SF
Available SF:	10,594 SF
Year Built:	1995
Renovated:	2004
Zoning:	C-3

PROPERTY OVERVIEW

Located on the hard corner of SW 89th St and S Western Ave in Oklahoma City, this former CVS features curb cuts on both access roads. Surrounded by national restaurants and retail, this corner features high traffic counts and strong visibility. The site can be utilized in its current configuration or turned into a pad site.

PROPERTY HIGHLIGHTS

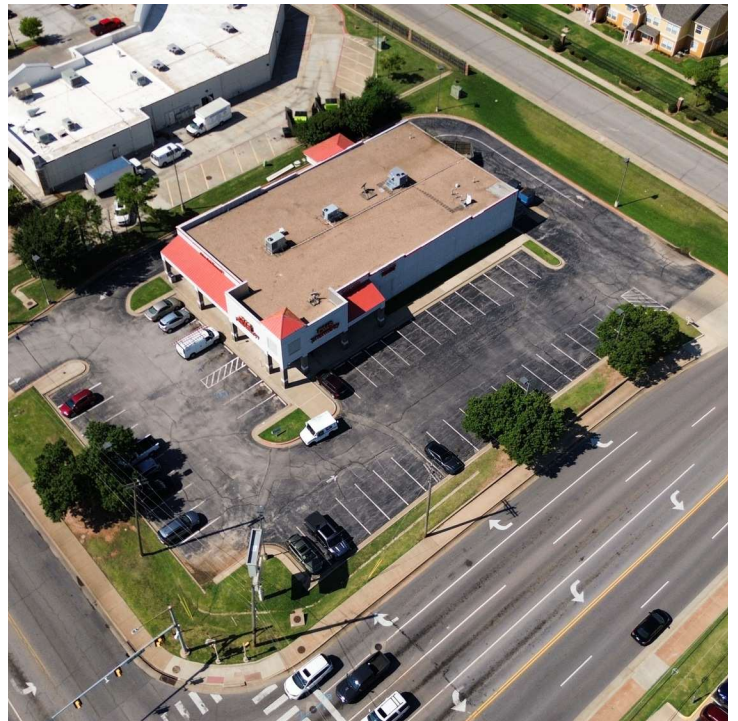
- Easy Access with 2 Curb Cuts
- Strong Visibility with Large Pylon Sign
- Ample Parking
- Busy Retail Corridor
- High Traffic Counts:
 - 19,246 VPD on SW 89th
 - 23,515 VPD on S Western Ave

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ADDITIONAL PHOTOS

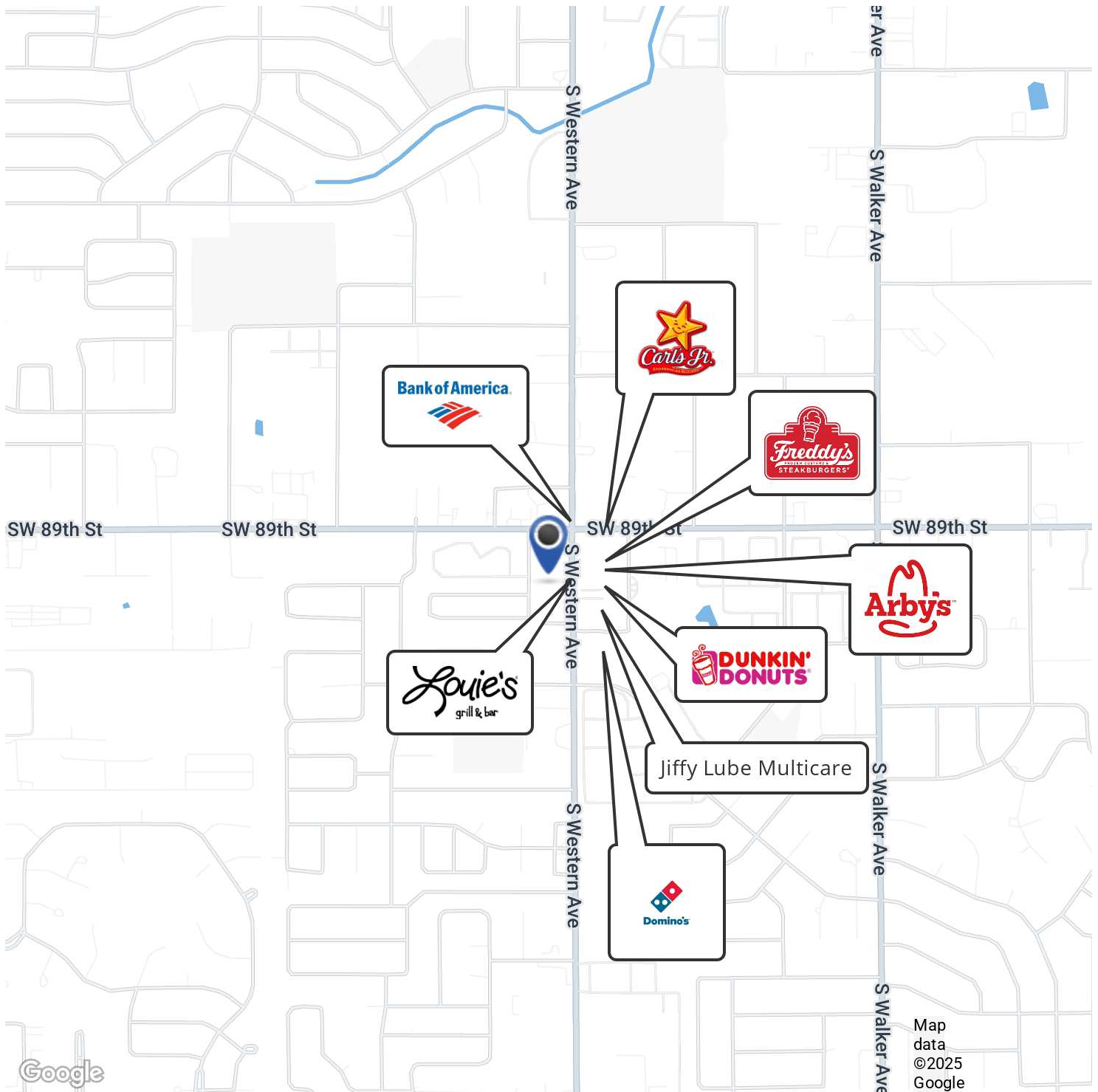


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LOCATION MAP

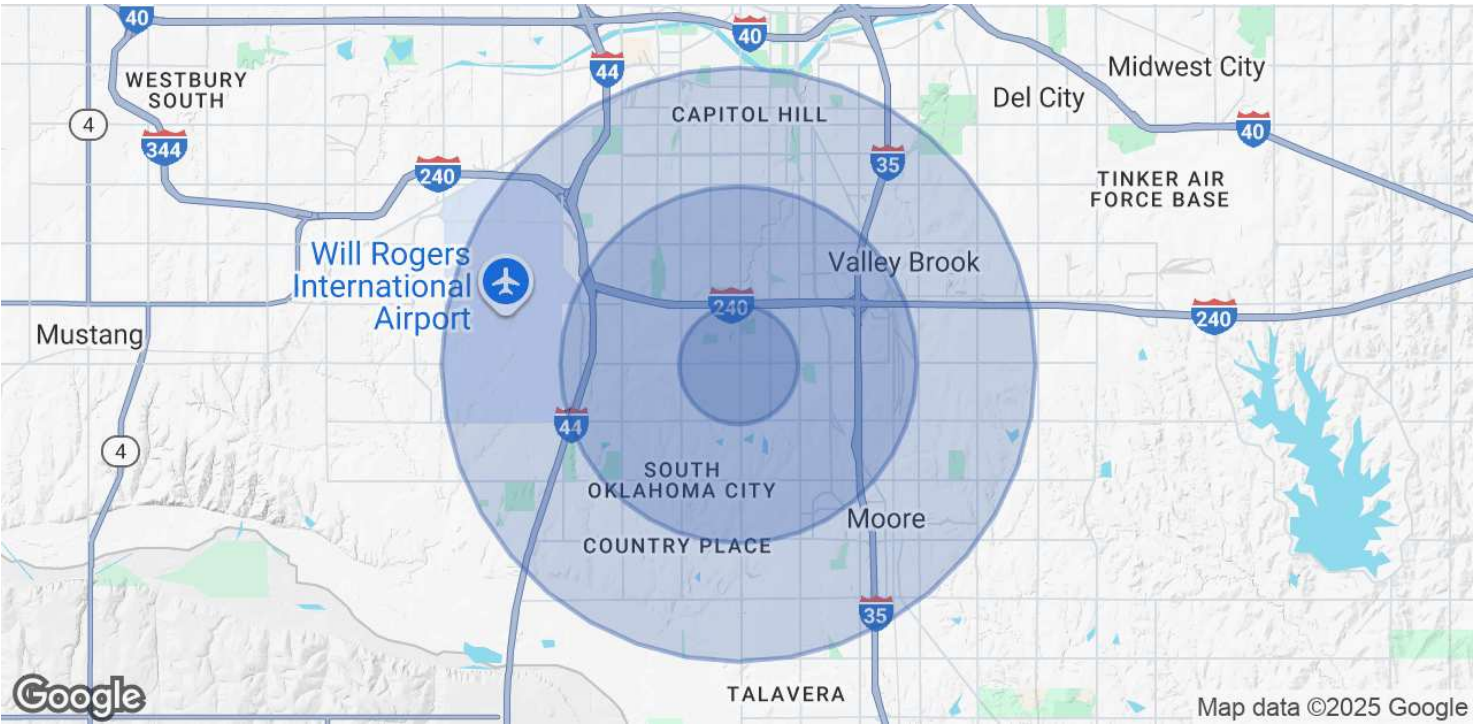


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,070	106,830	213,838
Average Age	39	38	37
Average Age (Male)	37	37	36
Average Age (Female)	40	39	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,690	41,179	79,160
# of Persons per HH	2.3	2.6	2.7
Average HH Income	\$68,714	\$71,118	\$74,155
Average House Value	\$206,895	\$189,623	\$192,485

Demographics data derived from AlphaMap

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