

RETAIL SPACE FOR LEASE

443
SOUTHWEST
89TH STREET

Oklahoma City, OK 73139

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Executive Summary



OFFERING SUMMARY

Lease Rate:	\$12 - 14 SF/yr (NNN)
Building Size:	5,634 SF
Available SF:	1,295 SF
Number of Units:	4
Year Built:	1999
Zoning:	C-3

PROPERTY OVERVIEW

This retail property at 443 Southwest 89th Street offers a flexible opportunity for investors seeking a well-positioned commercial asset. Designed for retail use, the building provides a clean and adaptable layout that can support a variety of tenant concepts and merchandising strategies. Its straightforward configuration allows for efficient space planning, making it ideal for owner-users or income-focused investors. With strong curb appeal and practical functionality, this asset presents a compelling foundation for long-term retail performance and value creation.

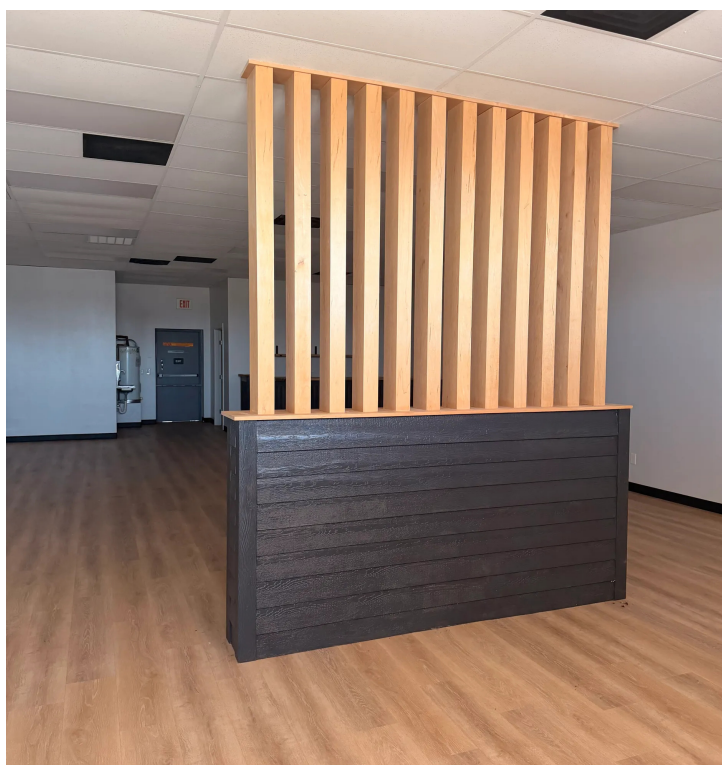
PROPERTY HIGHLIGHTS

- Retail property designed for flexible commercial use
- Adaptable layout supports multiple tenant configurations
- Ideal for owner-user
- Efficient floor plan for merchandising and operations
- Strong potential for retail branding and visibility
- Suitable for a variety of retail concepts
- Straightforward space planning for tenant improvements
- Practical asset for long-term value creation

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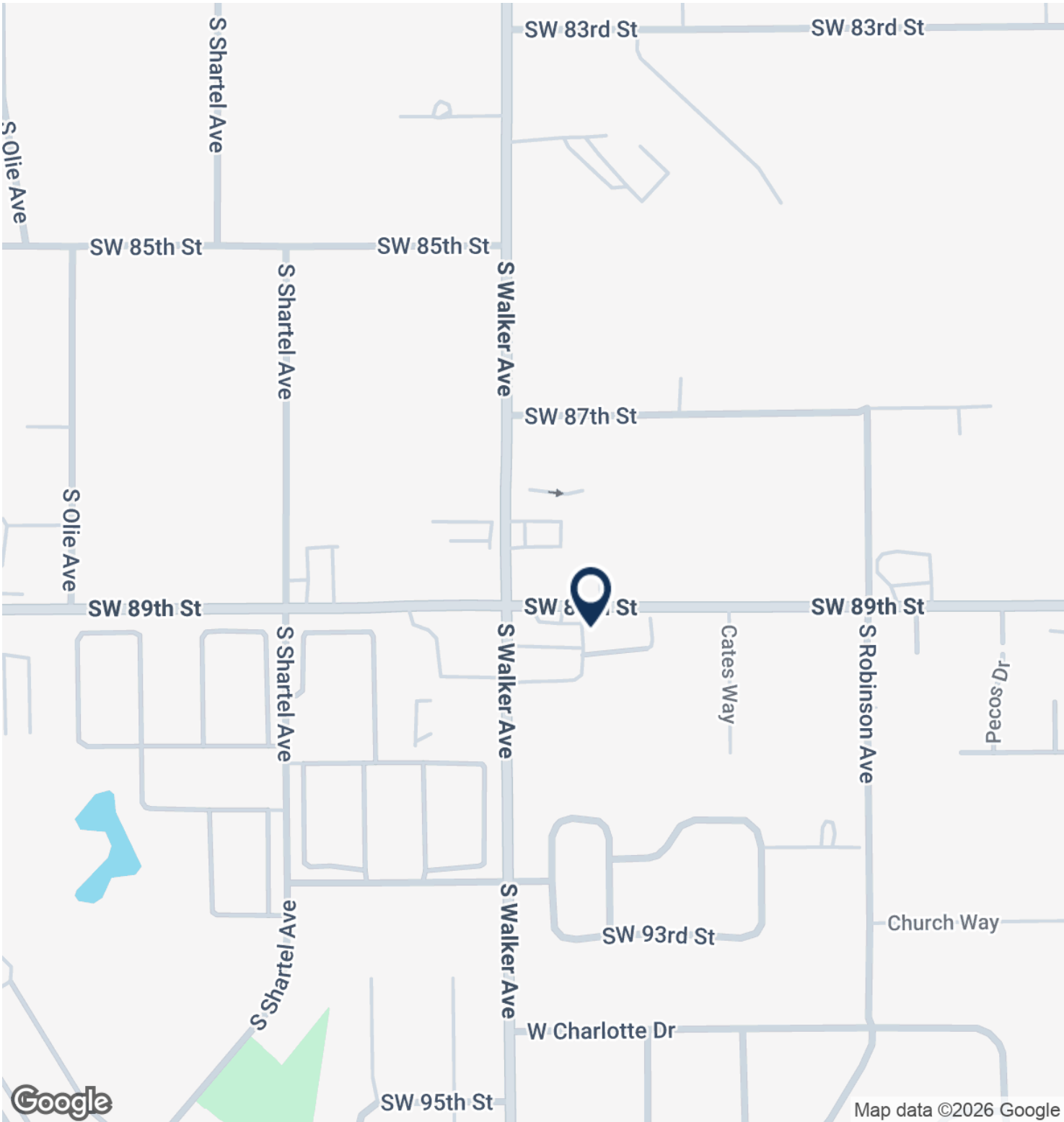
Additional Photos



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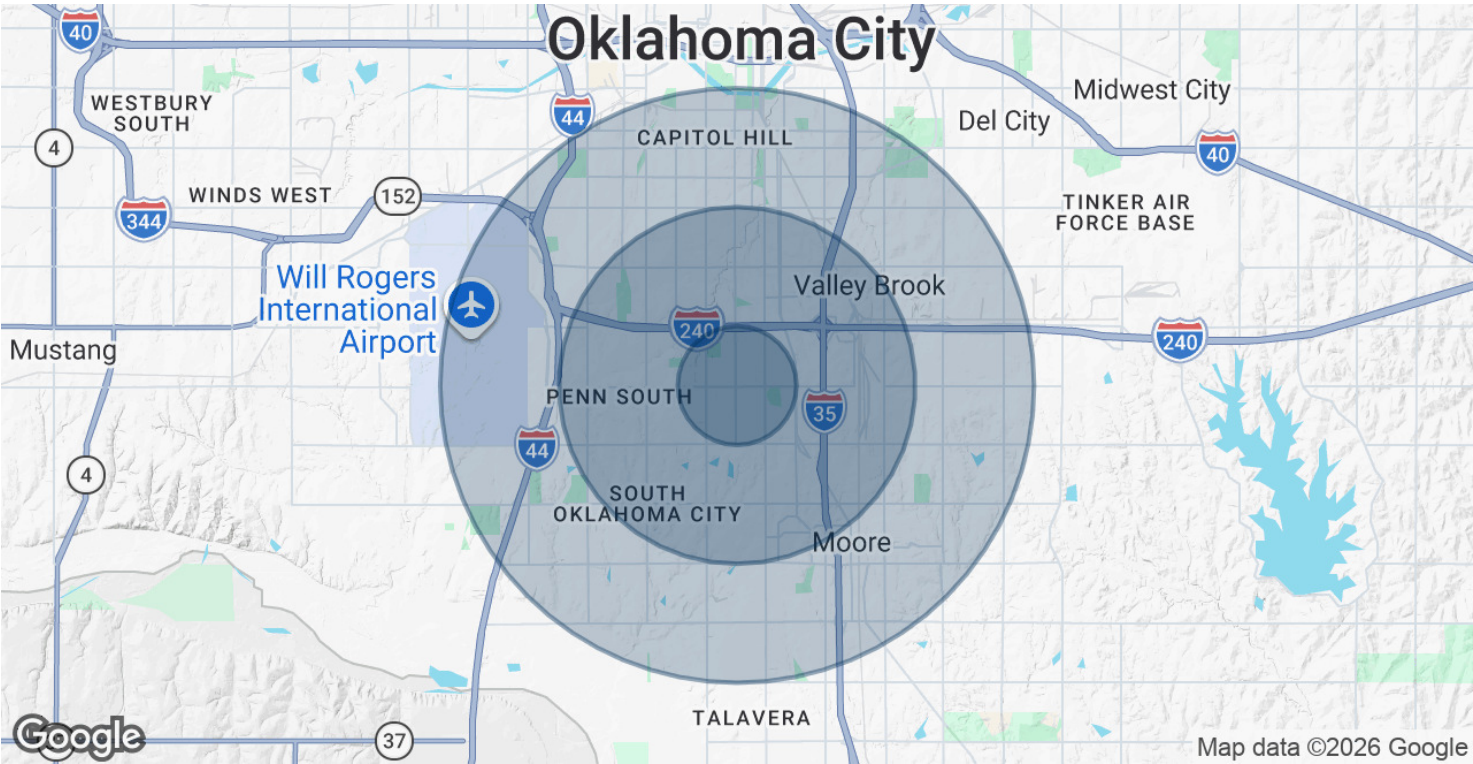
Location Map



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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,105	105,009	223,280
Average Age	36.6	36.3	34.6
Average Age (Male)	32.8	33.9	33.4
Average Age (Female)	38.7	37.6	35.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,651	41,864	84,511
# of Persons per HH	2.2	2.5	2.6
Average HH Income	\$63,857	\$72,171	\$75,239
Average House Value	\$215,388	\$179,619	\$174,763

2023 American Community Survey (ACS)

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