

SOUTHPOINTE SHOPPING CENTER

8003 S WESTERN AVE, OKC, OK 73139



PROPERTY DESCRIPTION

Southpointe Shopping Center is located on the hard corner of Straka Terrace and South Western Avenue at a heavily traveled intersection. This property is located south of Interstate 240 offering excellent access.

This Center rarely has space available and has excellent foot traffic, offering client possibilities for any retailer.

Pylon signage available.

Suite 928 is a Turn Key Nail Salon space

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	1,200 SF
Building Size:	22,600 SF

SPACES	LEASE RATE	SPACE SIZE
928 Straka Terrace	\$12.00 SF/yr	1,200 SF

ROSHA WOOD

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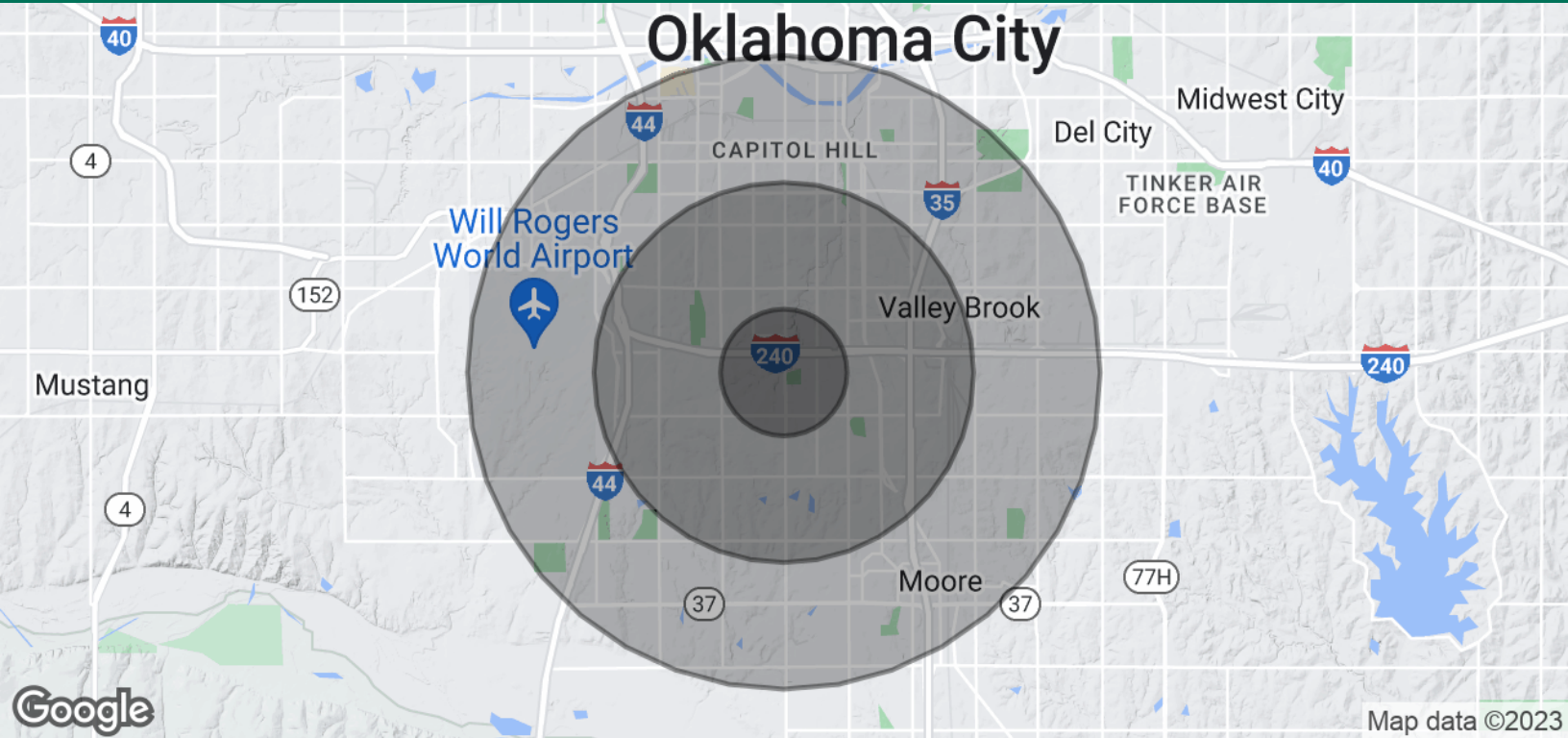


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,210	106,443	217,095
Average Age	34.2	33.7	32.4
Average Age (Male)	34.3	32.9	31.5
Average Age (Female)	34.7	34.9	33.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,163	40,969	79,859
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$46,053	\$48,418	\$49,633
Average House Value	\$106,020	\$114,221	\$116,780

* Demographic data derived from 2020 ACS - US Census

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