

# SOUTHPOINTE SHOPPING CENTER

8003 S Western Ave, Oklahoma City, OK 73139 - (Straka Terrace)



## RETAIL SPACE NOW AVAILABLE

<b>Available SF:</b>	960 - 1,200 SF
<b>Suite 920 A</b>	1,200 SF
<b>Suite 906</b>	1,200 SF
<b>Suite 8005</b>	960 SF
<b>Lease Rate:</b>	\$10.00 SF/yr (NNN)
<b>Building Size:</b>	22,600 SF
<b>Year Built:</b>	1981
<b>Sub Market:</b>	South Oklahoma City
<b>Cross Streets:</b>	Straka Terrace & S Western Ave

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.

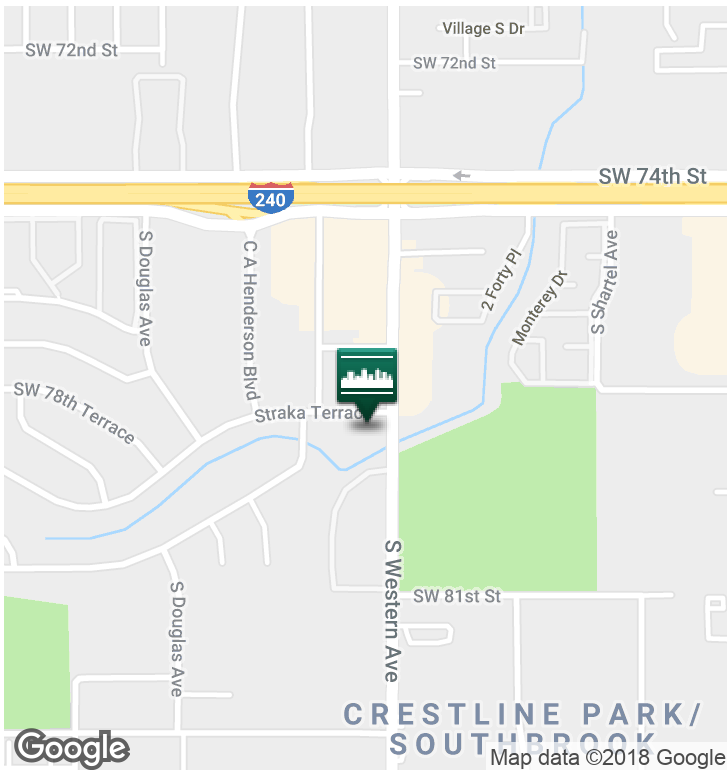
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## ROSHA WOOD

Retail Specialist  
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## DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	217,095
Population Density	217,095
Median Age	32.4
Median Age (Male)	31.5
Median Age (Female)	33.7
Total Households	79,859
# of Persons Per HH	2.7
Average HH Income	\$49,633
Average House Value	\$116,780

## TRAFFIC COUNTS (per ACOG)

S Western Ave	north	26,803
S Western Ave	south	27,124

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