

49 West Center

14900 S Western Ave, Oklahoma City, OK 73170



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	14,880 SF
Available SF:	three - 1,200 SF
Lot Size:	2 Acres
Year Built:	2017
Zoning:	Rural commercial
Submarket:	South OKC/Moore

PROPERTY OVERVIEW

49 West is located on highly trafficked S Western Avenue and SW 149th, with direct street visibility and ample amounts of parking. This property is strategically positioned on a hard corner to provide its tenants with direct street access and the desired visibility from an signalized intersection. This is a great opportunity for any use to add to the wide variety of existing businesses!

This thriving Center has 3 spaces available with monument signage available.

03092020

SPACES	LEASE RATE	SPACE SIZE
Suite 130	Negotiable	1,200 SF
Suite 170	Negotiable	1,200 SF
Suite 220	Negotiable	1,200 SF

ROSHA WOOD

405.239.1219

rwood@priceedwards.com

The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.

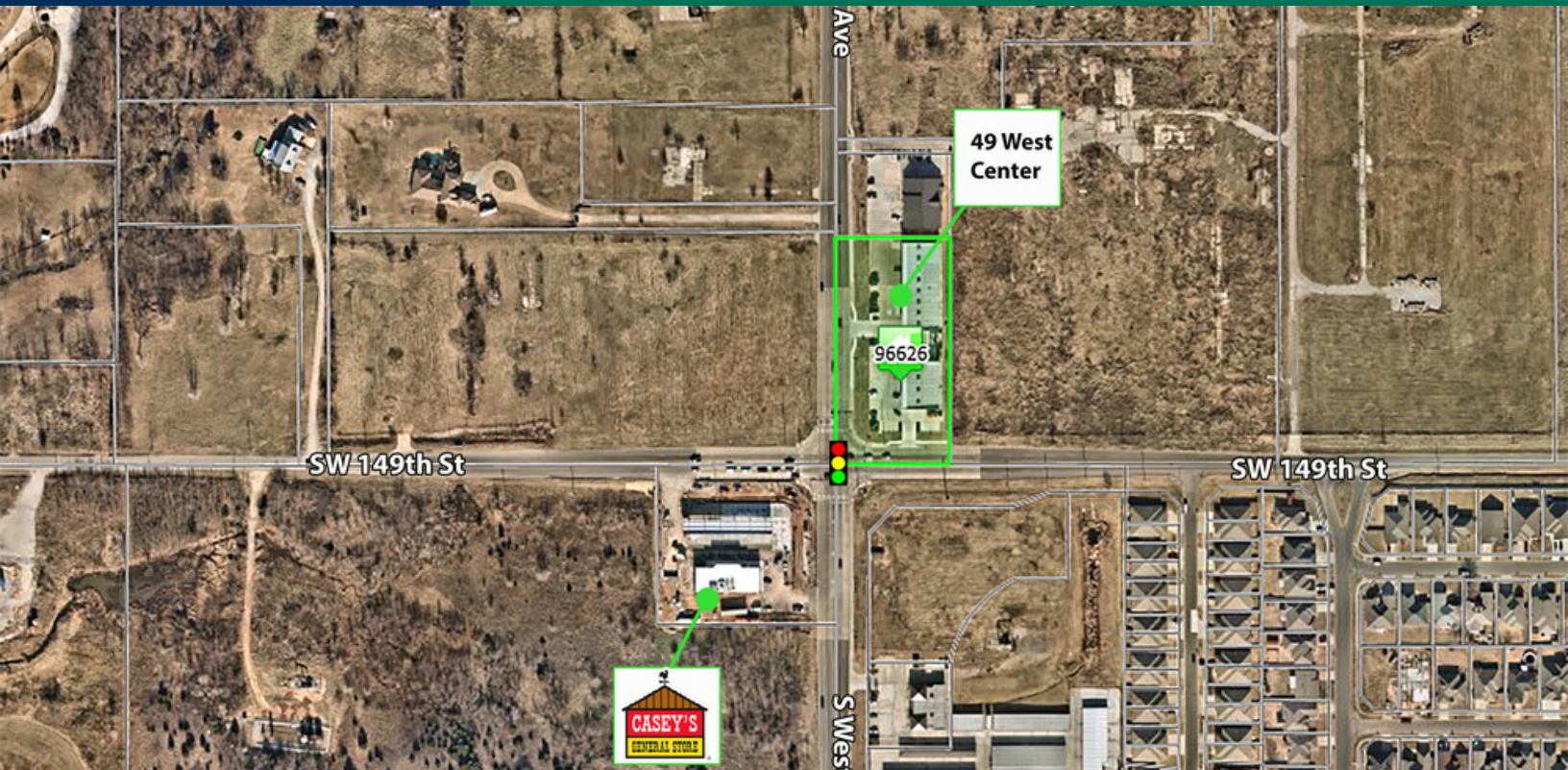
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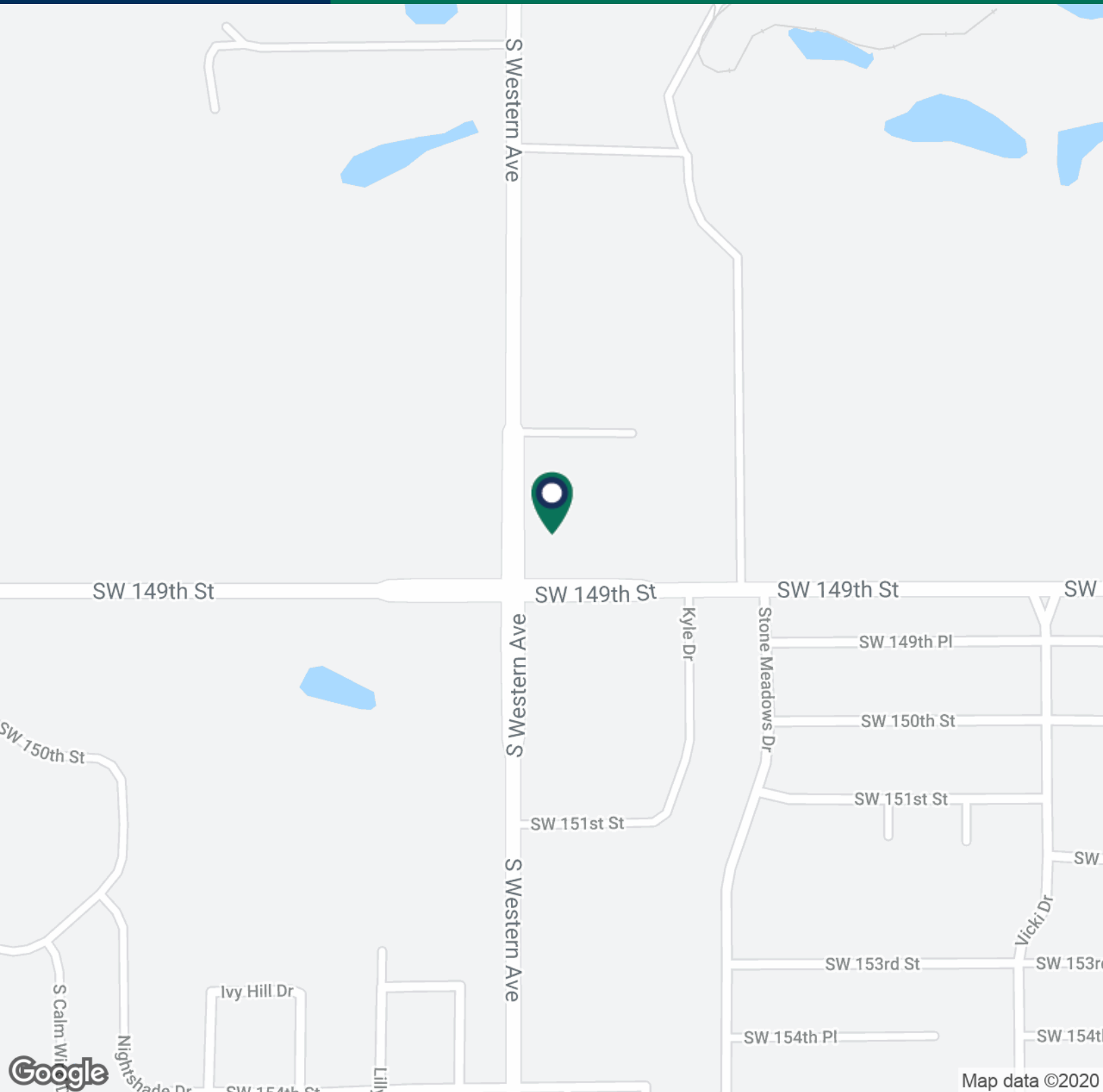
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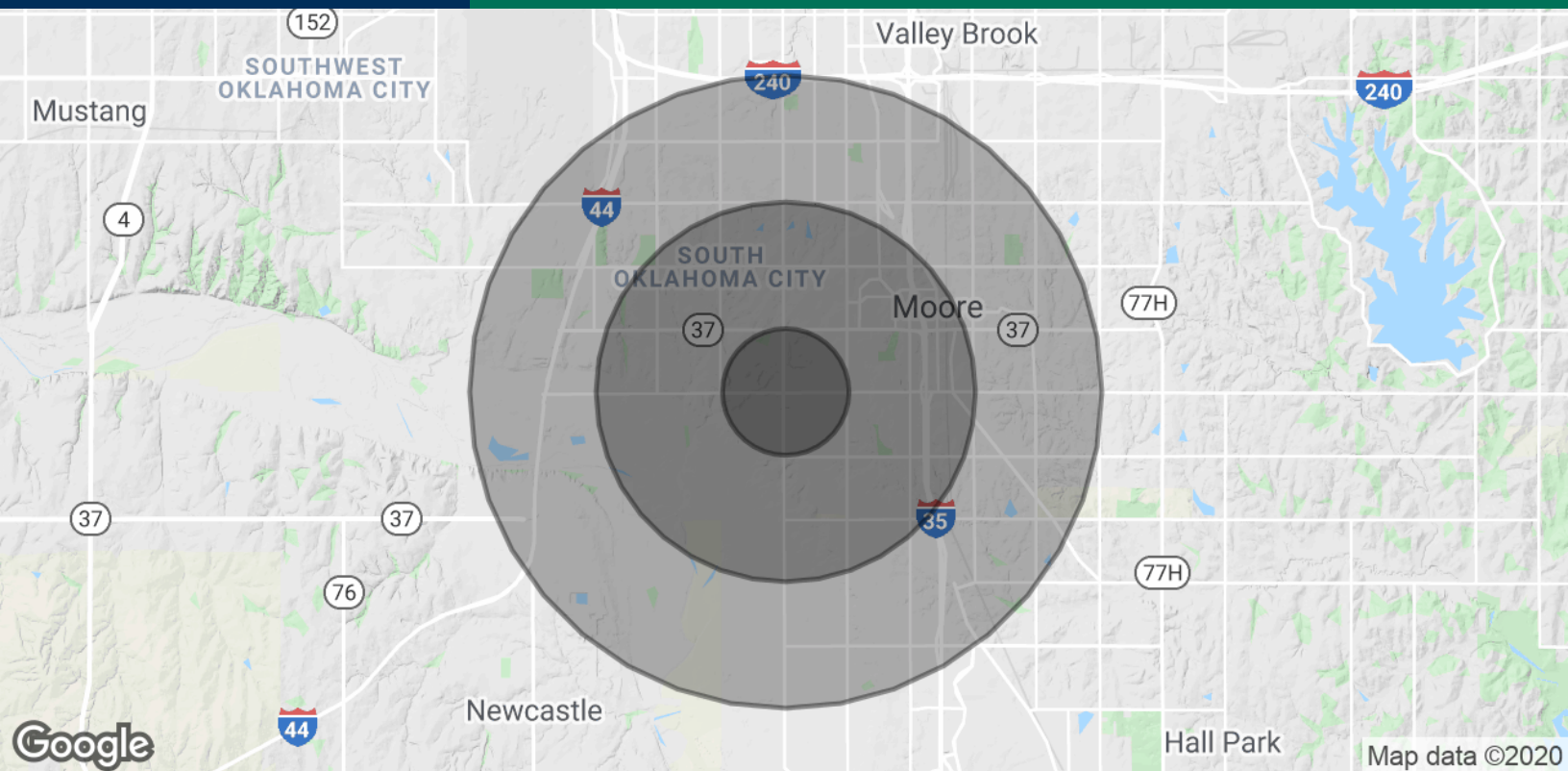
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,023	57,245	129,979
Average age	33.2	33.5	34.6
Average age (Male)	32.7	32.3	33.8
Average age (Female)	33.2	34.7	35.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,186	21,402	49,746
# of persons per HH	2.8	2.7	2.6
Average HH income	\$77,110	\$72,658	\$70,140
Average house value	\$145,600	\$148,658	\$153,618

* Demographic data derived from 2010 US Census

TRAFFIC COUNTS-ACOG

S Western Ave	north/south	15,148	7,954
SW 149th St	east/west	15,583	10,216

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