



OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN) \$3.00 psf NNN
Building Size:	14,880 SF
Available SF:	1,200 SF
Lot Size:	2 Acres
Year Built:	2017
Zoning:	Rural commercial
Submarket:	South OKC/Moore 051722

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 a signalized intersection. This is a great opportunity for any use to add to the wide variety of existing businesses!

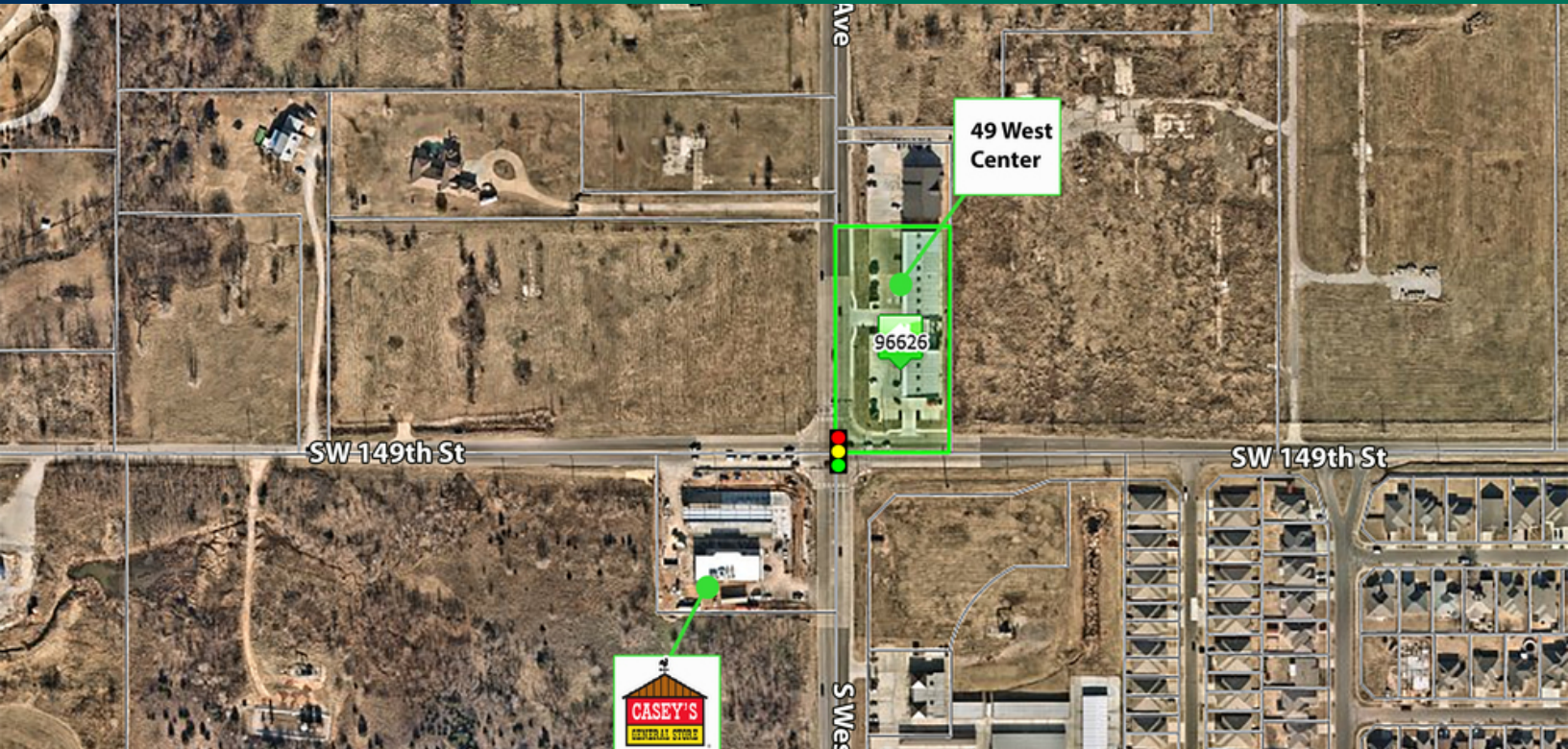
This thriving Center has 1 space available with monument signage available.

SPACES	LEASE RATE	SPACE SIZE
Suite 220	\$16.00 SF/yr	1,200 SF

ROSHA WOOD
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49 West Center

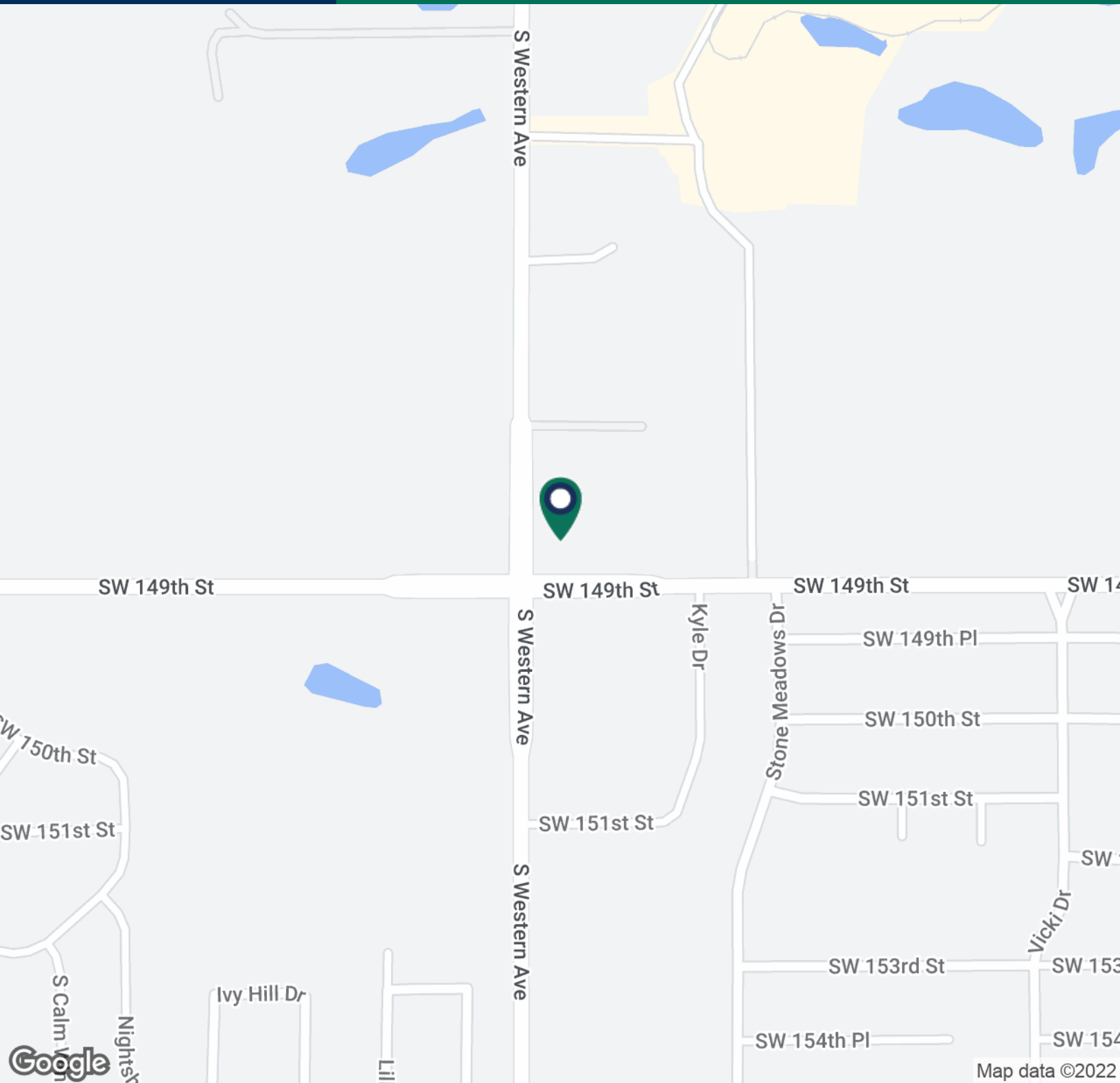
14900 S Western Ave, Oklahoma City, OK 73170



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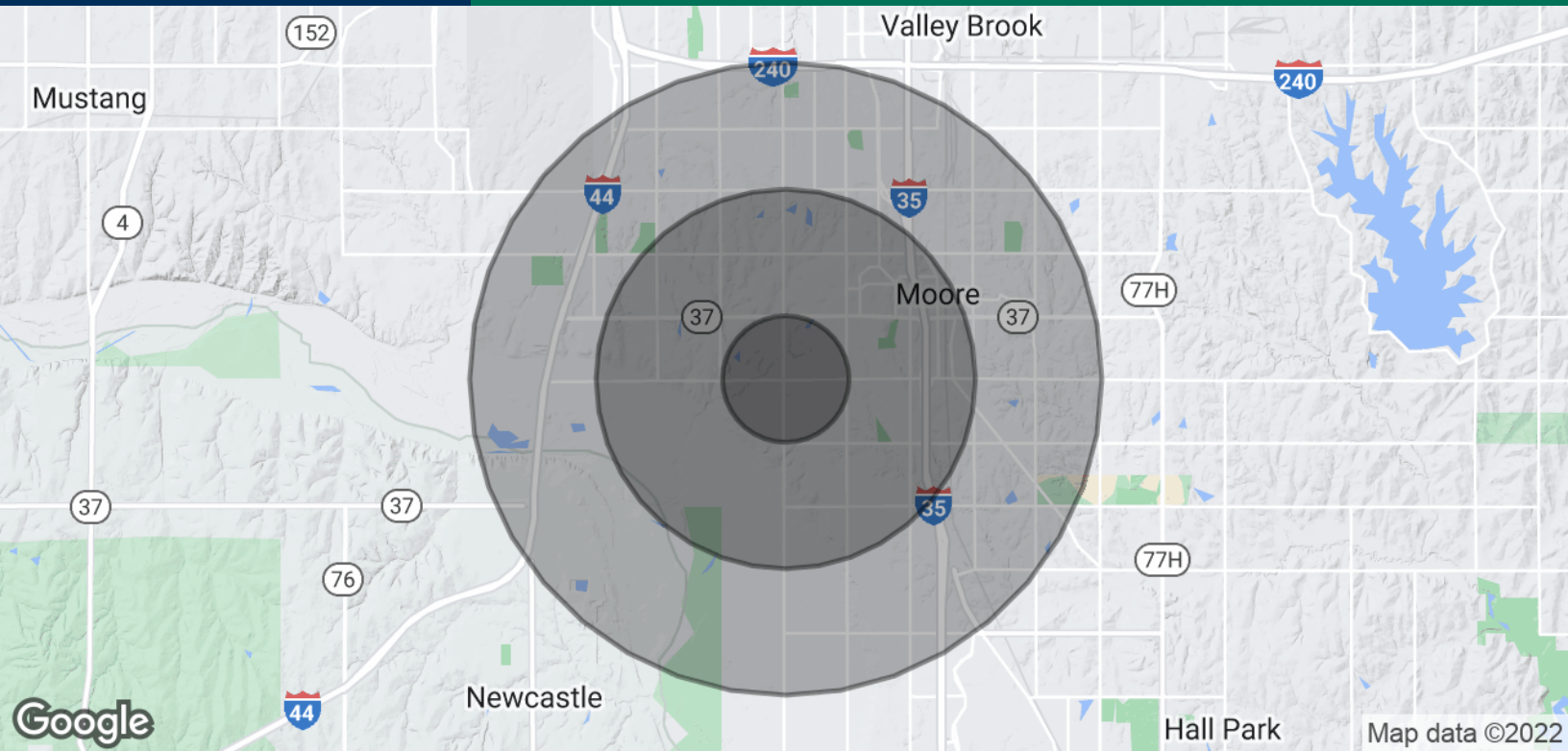
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POPULATION

	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

		1 MILE	3 MILES	5 MILES
S Western Ave	north/south		15,148	7,954
SW 149th St	east/west		15,583	10,216

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