



RETAIL SPACE NOW AVAILABLE

Available SF:	1,200 - 2,000 SF
Lease Rate:	\$10.00 SF/yr (NNN)
Suite 920A:	1,200 SF
Suite 932:	2,000 SF
Building Size:	22,600 SF
Year Built:	1981
Sub Market:	South Oklahoma City
Cross Streets:	Straka Terrace & S Western Ave
	06022020

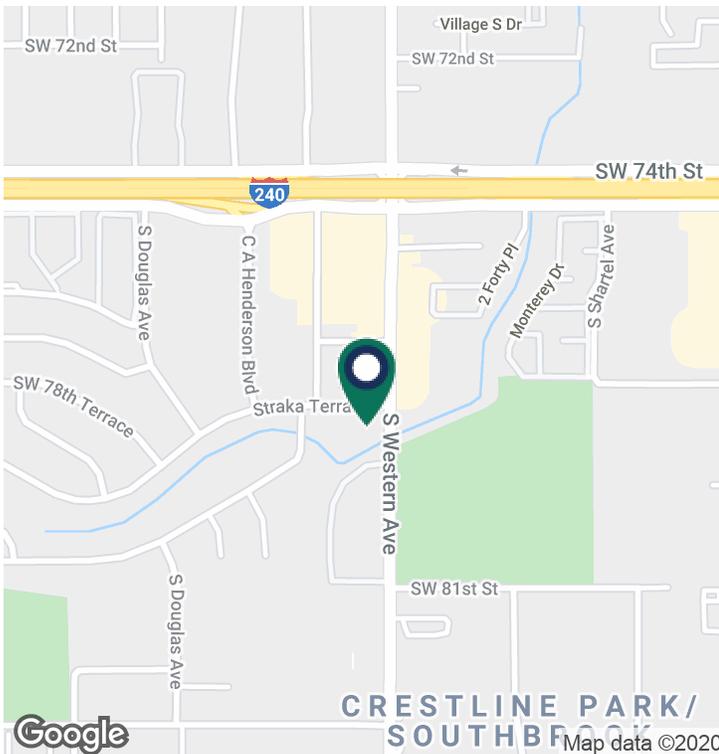
PROPERTY OVERVIEW

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.

ROSHA WOOD
405.239.1219
rwood@pricedwards.com
pricedwards.com



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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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.