



## OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Building Size:	22,600 SF
Available SF:	1,200 SF
Built:	1981
Submarket:	South Oklahoma City
Cross Streets:	Western Ave & Straka Terrace
	041822

## 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.

Suite 928 is a Turn Key Nail Salon space

Suite 920A is an Open Concept | great for any use

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

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# Southpointe Shopping Center

8003 S Western Ave, Oklahoma City, OK 73139



## 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 2010 US Census

## TRAFFIC COUNT

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



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