

WESTPORT SHOPPING CENTER 1201 N SANTA FE AVE, MOORE, OK 73160



### ROSHA WOOD

retail specialist  
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### Lease Rate

\$2,300.00 - 3,300.00 per month (MG)

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### PROPERTY DESCRIPTION

Discover the potential of this Mixed Use Retail Center located in the vibrant and bustling heart of Moore, Oklahoma. This strategically positioned property is surrounded by prominent businesses such as Four-Star Fitness, Walgreens, Taco Bueno, Dollar Tree, 7-Eleven, Little Caesars, Church's Chicken, and a variety of other retailers, offering an excellent opportunity for any business looking to thrive in a high-traffic area.

Capitalize on the opportunity to position your business in this thriving area of Moore. Contact us today to learn more about the Center and explore how it can be the perfect location for your business to grow and succeed.

### PROPERTY HIGHLIGHTS

- **Prime Location:** Situated in the heart of Moore, this mixed-use neighborhood center benefits from the proximity to popular retailers and services, enhancing visibility and foot traffic in a growing community.
- **Diverse Use Potential:** Ideal for medical, retail, office, or other commercial ventures, providing flexible space options to meet your specific needs.
- **High Visibility:** Located in a well-traveled area, ensuring your business enjoys prominent exposure to both local residents and visitors.
- **Surrounding Amenities:** Neighboring businesses include Four Star Fitness, Walgreens, creating a dynamic commercial environment and attracting a steady flow of potential customers.
- **Convenient Access:** Easily accessible with ample parking facilities for clients and employees, ensuring a seamless experience for all.

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### OFFERING SUMMARY

Lease Rate:	\$2,300.00 - 3,300.00 per month (MG)
Number of Units:	6
Available SF:	2,500 - 3,000 SF
Lot Size:	5.13 Acres
Building Size:	48,866 SF

### SPACES

### LEASE RATE

### SPACE SIZE

1209	\$2,300 per month	2,500 SF
1221	\$3,300 per month	3,000 SF

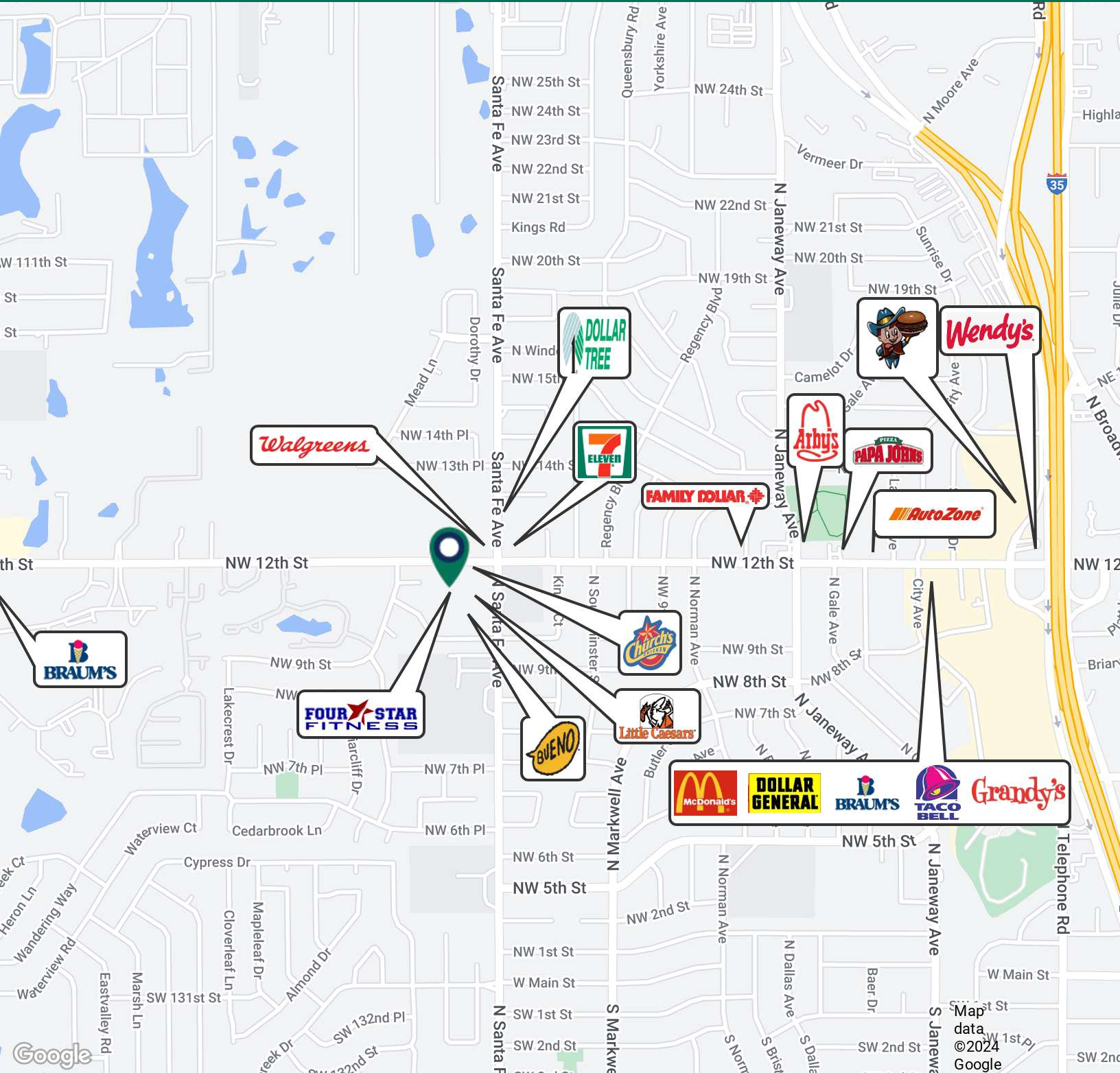
### SPACE DETAILS

1209 - Mixed Use Suite - 2,500 SF - \$2,300 per mth - NNN's included  
 1221 - Mixed Use Suite - 3,000 SF - \$3,300 per mth - NNN & water included

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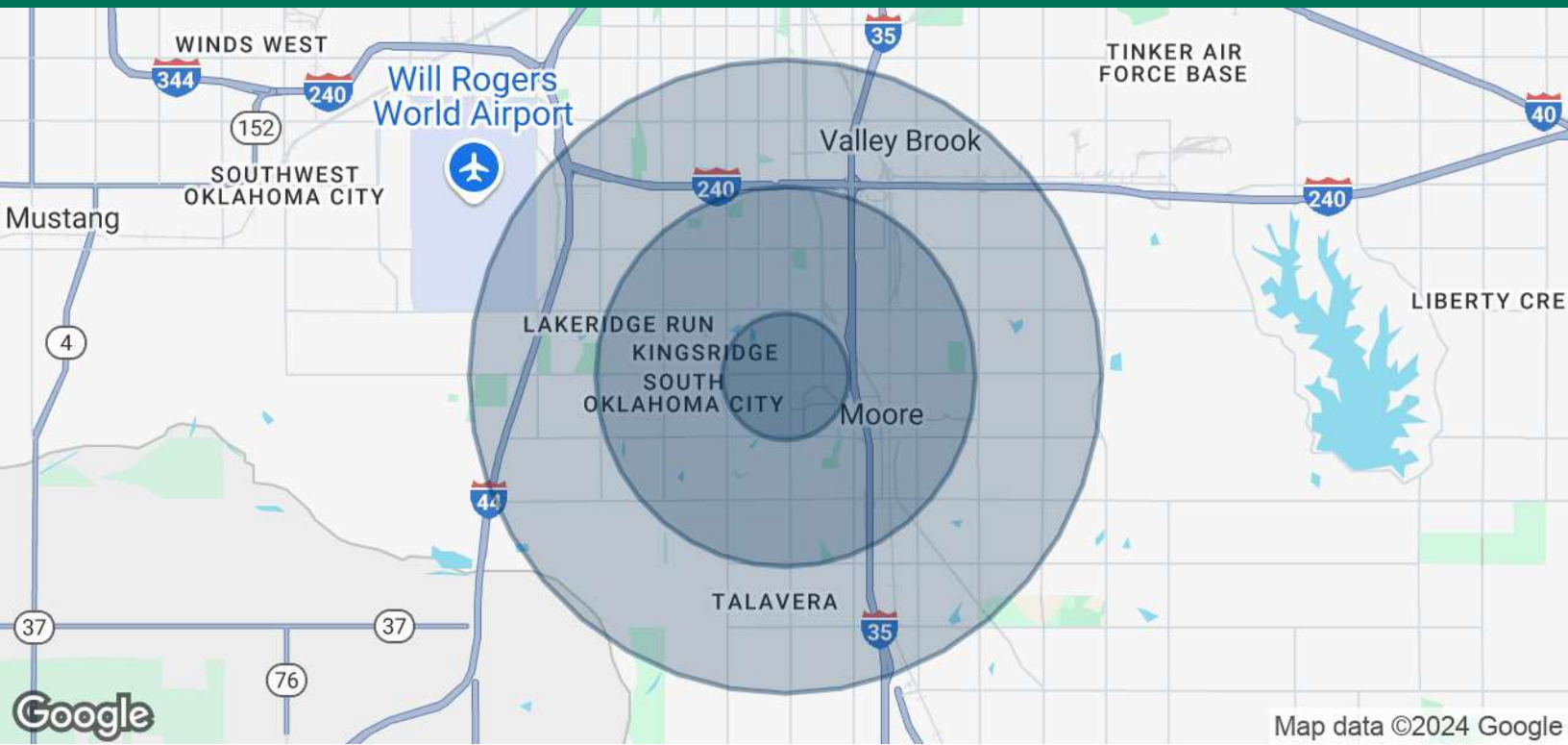
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,784	96,704	191,072
Average Age	38	39	37
Average Age (Male)	36	38	36
Average Age (Female)	39	40	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,189	37,926	71,959
# of Persons per HH	2.6	2.5	2.7
Average HH Income	\$73,220	\$85,821	\$80,576
Average House Value	\$181,481	\$229,647	\$209,992

Demographics data derived from AlphaMap

09202024

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