

PLAINS

Commercial Real Estate

SHOPPING CENTER SPACE | FOR LEASE
11709 S Western Ave. Oklahoma City, OK 73170

GREENWAY PLAZA

11709 S Western Ave. Oklahoma City, OK 73170



COLE SMITH // 405.245.4469 // COLE.SMITH@PLAINSCRE.COM

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BROCK MEADE // 469.404.5854 // BROCK.MEADE@PLAINSCRE.COM

The information contained herein is deemed reliable; however, no warranties, guarantees or representations are made as to the accuracy thereof. The presentation of this information is submitted subject to change in conditions, price, corrections, errors, omissions, and/or withdrawal without notice.

LEASE RATE:

\$15.00 / SF / YR + NNN

AVAILABLE SPACE:

1,200 - 2,400 SF

PROPERTY HIGHLIGHTS:

- » Centrally Located Between South OKC and Moore
- » Dense Retail Intersection Between I-35 and I-40
- » Anchored by Ace Hardware and Dollar Tree
- » Strong Co-Tenant Mix with Established Businesses

LOCATION:

11709 S Western Ave.
Oklahoma City, OK 73170

TRAFFIC COUNTS:

S Western Ave: 19,089 VPD ('25)
SW 119th St: 17,918 ('25)

DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
2025 Population	10,795	94,282	183,724
Daytime Employment	2,841	32,544	57,106
Avg HH Income	\$91,157	\$87,592	\$84,473



ATTRACTIONS:



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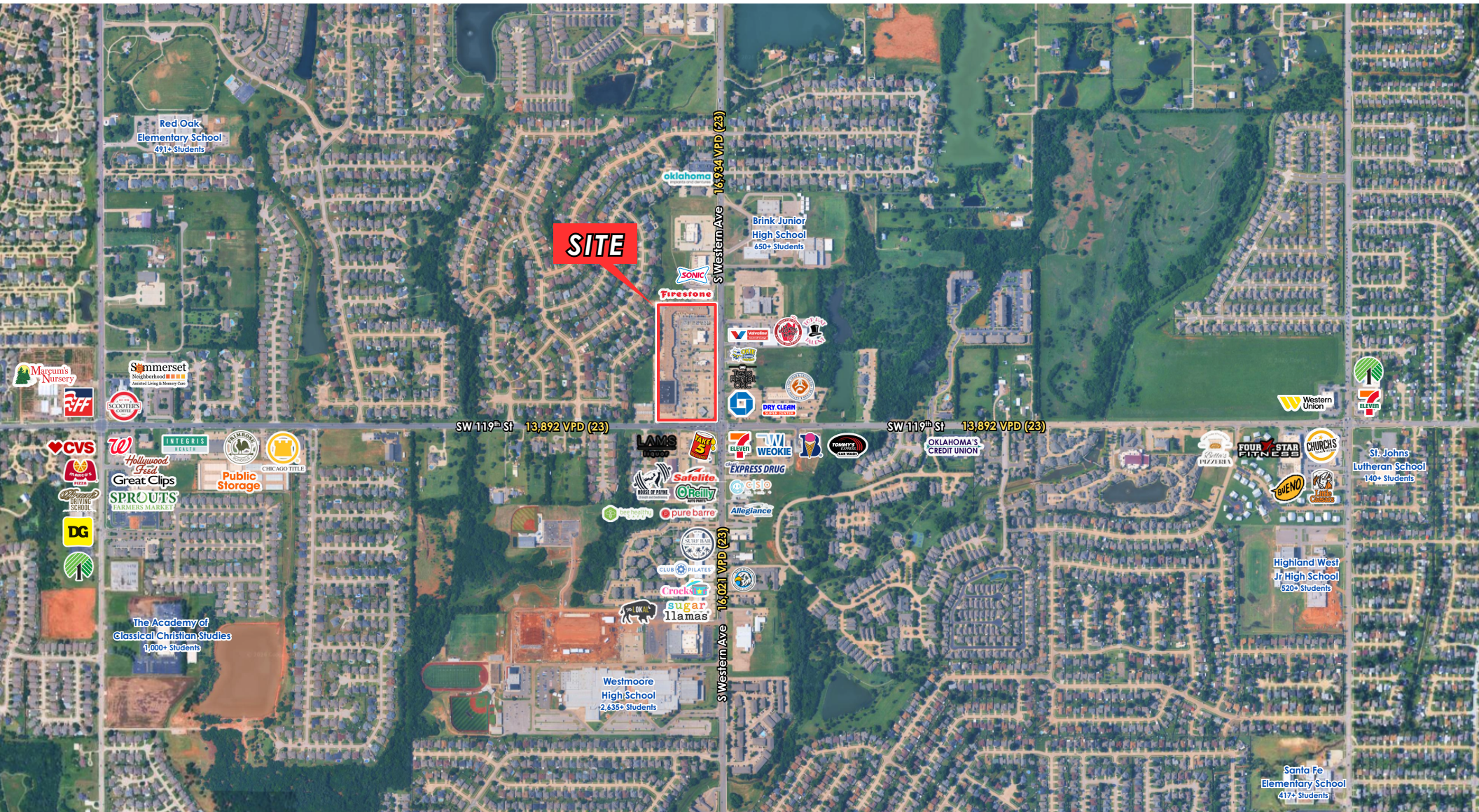
AVAILABLE

SUITE 11611	1,400 SF
SUITE 11619	1,200 SF
SUITE 11631	1,200 SF
SUITE 11645	1,400 SF
SUITE 11705	1,200 SF
SUITE 11707	1,200 SF
SUITE 11711	1,200 SF
SUITE 11813	1,200 SF



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