

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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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 11619 | 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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