



801 SW 119th, Oklahoma City, OK 73170



### PROPERTY DESCRIPTION

This Southwest OKC retail center is an excellent opportunity to lease retail space that offers various buildout options suitable for a wide range of business needs. The property boasts great co tenants, making it an ideal location for businesses looking to leverage the center's existing customer base. The center also benefits from its proximity to a large number of nearby rooftops, providing a significant customer base for businesses located within the center.

### PROPERTY HIGHLIGHTS

- Well Established Retail Corridor
- Easy access to I-35 and I-44
- Excellent parking
- Different buildouts available
- 18,057 VPD SW 119th
- 19,447 VPD Western

### Emily Duncan Belusko

Sales Associate

405.514.5685

emily@fleskeholding.com



405.701.3505 | 600 NW 23rd St #200, Oklahoma City, OK 73103 | fleskeholding.net

### LOCATION DESCRIPTION

119th and Western Marketplace is located on the Northeast corner of 119th street and South Western, an unbeatable location in Oklahoma City. This retail center benefits from its proximity to the highest traffic intersection in the city, ensuring that it receives a constant flow of vehicular and foot traffic throughout the day. Located just South of Brink Junior High and a few blocks North of Westmoore High School, this retail center is in a highly visible location that is easy for students and parents to access.

### OFFERING SUMMARY

Lease Rate:	\$17.50 SF/yr (NNN)
NNN Rate:	\$4.53/SF
Number of Units:	24
Available SF:	1,200 - 2,400 SF
Lot Size:	3.56 Acres
Building Size:	27,944 SF

### Kendra Streeter

Broker Associate

405.590.7202

kendra@fleskeholding.com



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LEGEND

Available
Unavailable

801	805	807	809	813	815	817	819	821	825	827	829	833	835	837	839	841	845	847	849
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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
801	Available	1,200 - 2,400 SF	NNN	\$17.50 SF/yr	2nd generation restaurant space
805	Available	1,200 SF	NNN	\$17.50 SF/yr	2nd generation restaurant space
815	Available	1,200 SF	NNN	\$17.50 SF/yr	Former Papa Murphy's lease
821	Available	1,200 SF	NNN	\$17.50 SF/yr	-
839	Available	1,200 SF	NNN	\$17.50 SF/yr	Shell condition







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### NEIGHBORHOOD SNAPSHOT

ESTIMATED  
POPULATION

97,263



MEDIAN AGE

37.8



ESTIMATED OF  
HOUSEHOLDS

38,314



ESTIMATED  
DAYTIME  
POPULATION

79,078



AVERAGE  
HOME  
VALUE

\$238,847



AVERAGE  
HOUSEHOLD  
INCOME

\$90,378



ESTIMATED NET  
WORTH BY  
HOUSEHOLD

\$665,183



22-27  
COMPOUNDED  
POPULATION  
GROWTH

0.41%





# 119th & Western Market Place

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## FOR LEASE



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