

Marketplace Center

Retail for Lease

801-849 SW 119th St.
OKC, OK 73170



PROPERTY INFORMATION:

Address:	801-849 SW 119 th St.
City/State/Zip	OKC, OK 73170
Building Size SF:	27,480
Available Units #:	819; 841/843; 845; 847/849
Unit Size SF:	1200 – 2400 – 1200 - 2400
Unit Dimensions:	20 x 60' approx.
Base Lease Rate:	\$15- \$17/psf
NNN:	\$4.20/psf
Term:	5 years
TI Allowance:	negotiable
Year Built:	2004
SW 119th Traffic:	16,364 VPD
Western Traffic:	19,403 VPD

PROPERTY DESCRIPTION:

Marketplace Center is an excellent center with great visibility, access and parking. There are four (4) separate units available: (2) 1200 sf units and (2) 2400 sf units. The max contiguous space is 6000 sf. The end cap unit has a patio which can be converted to have a drive-thru.

Tenants include: Papa Murphy's Pizza, New Vision Nutrition, Trenz Salon, Western Spa & Nails, Bodin Chiropractic, Dental Expressions, Dry Cleaning Super Center, OKC Vape and The Cornish Smokehouse BBQ, Jitter's Coffee and Craft Canibas.

LOCATION:

Marketplace Center is located on the NE corner of SW 119th St. and S. Western Ave. It is South of I-240 and east of I-35.

DEMOGRAPHICS:

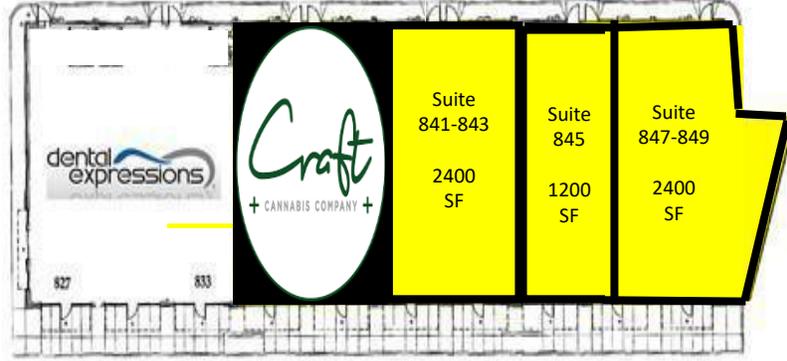
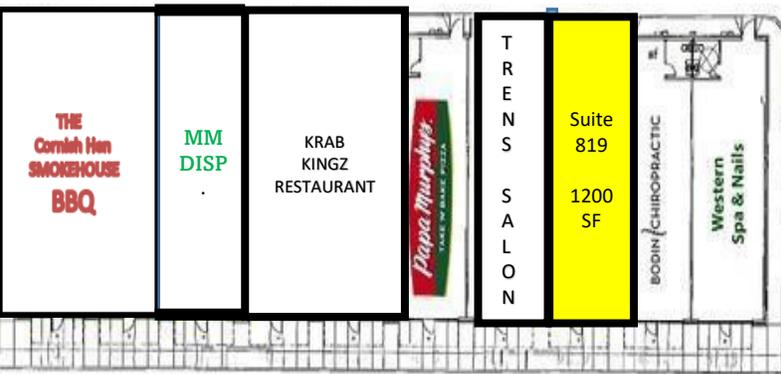
	<u>1 Mile</u>	<u>2 Miles</u>	<u>3 Miles</u>
Total Households	4,720	19,726	37,266
Total Population	11,157	48,105	94,048
Average HH Income	\$88,454	\$83,450	\$81,382



CONTACT:

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Site Plan



<u>UNIT:</u>	<u>SIZE:</u>	<u>RATE:</u>	<u>Available:</u>
Suite 819	1200 sf	\$16/psf + NNN	now
Suite 841-843	2400 sf	\$15/psf + NNN	needs build-out
Suite 845	1200 sf	\$15/psf + NNN	5/30/22
Suite 847-849	2400 sf	\$17/psf + NNN	now



Aerial Map

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