The Shoppes at 89th & Walker

For Lease

435 SW 89th Street
OKC, OK 73139

HCBCOMMERCIAL
COMMERCIAL PROPERTIES

PROPERTY INFORMATION:

Address:	**435 SW 89th Ave.**	
City/State/Zip	**OKC, OK 73139**	
Bldg. Size SF:	**5,636**	
Available Unit SF:	**1,125**	
Base Rent Amt.	**$1,218/month**	**($13/psf)**
NNN	**$282/month**	**($3/psf)**
Term:	**2-5 years**	
TI Allowance:	**negotiable**	
Year Built:	**1999**	
Traffic @ 89th:	**15,394 VPD**	
Traffic @ Western	**11,511 VPD**	
Roof:	**TPO - 2015**	

Fantastic Property

PROPERTY DESCRIPTION

The Shoppes at 89th is a retail/office shopping center located on the hard (NE) corner of SW 89th St. and S. Walker Ave. in S. Oklahoma City. The roof is a TPO and was installed in 2015. The are two driveway entrances into the property, one off of 89th and the other off of Walker. Large pylon sign on 89th. A Great location with Great Visibility to showcase your new business. Private office and bathroom.

LOCATION

The Shoppes at 89th is located on the NE (hard) Corner of SW 89th Street and S. Walker Ave. in OKC, OK.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households	4,382	41,769	84,513
Total Population	9.799	106,108	232,444
Average HH Income	$60,989	$64,818	$64,505

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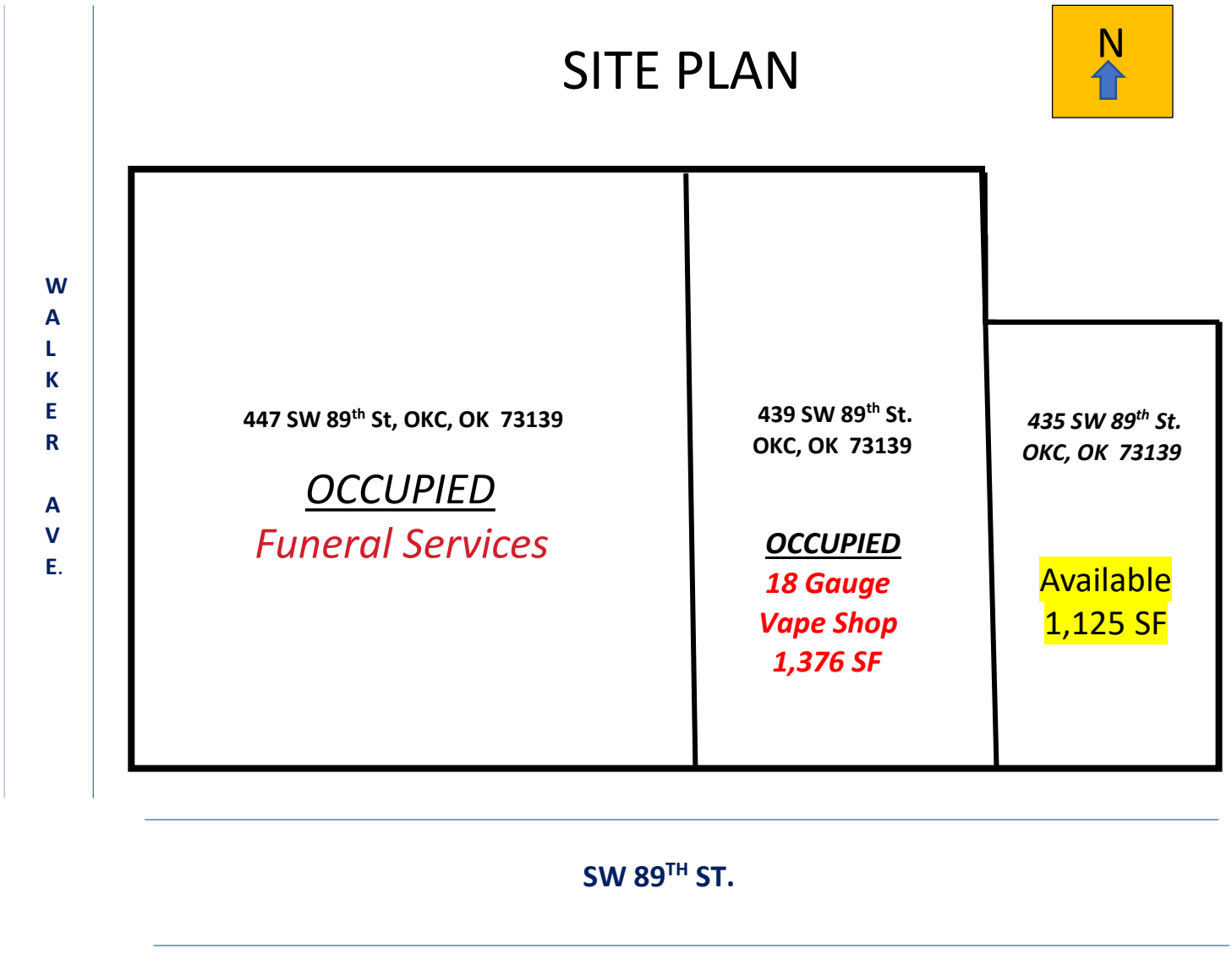
CONTACT:

Scott Heiple, CCIM | Owner – Managing Broker
HCB Commercial Real Estate Co., LLC
P.O. Box 639 Norman, Oklahoma 73070
405.473.7653 (mobile)
405.447.7124 (fax)
scott.heiple@hcbcommercial.com (email)
www.hcbcommercial.com (web)

Retail for Lease

Site Plan

SITE PLAN



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Shoppes at 89th

Aerial Map

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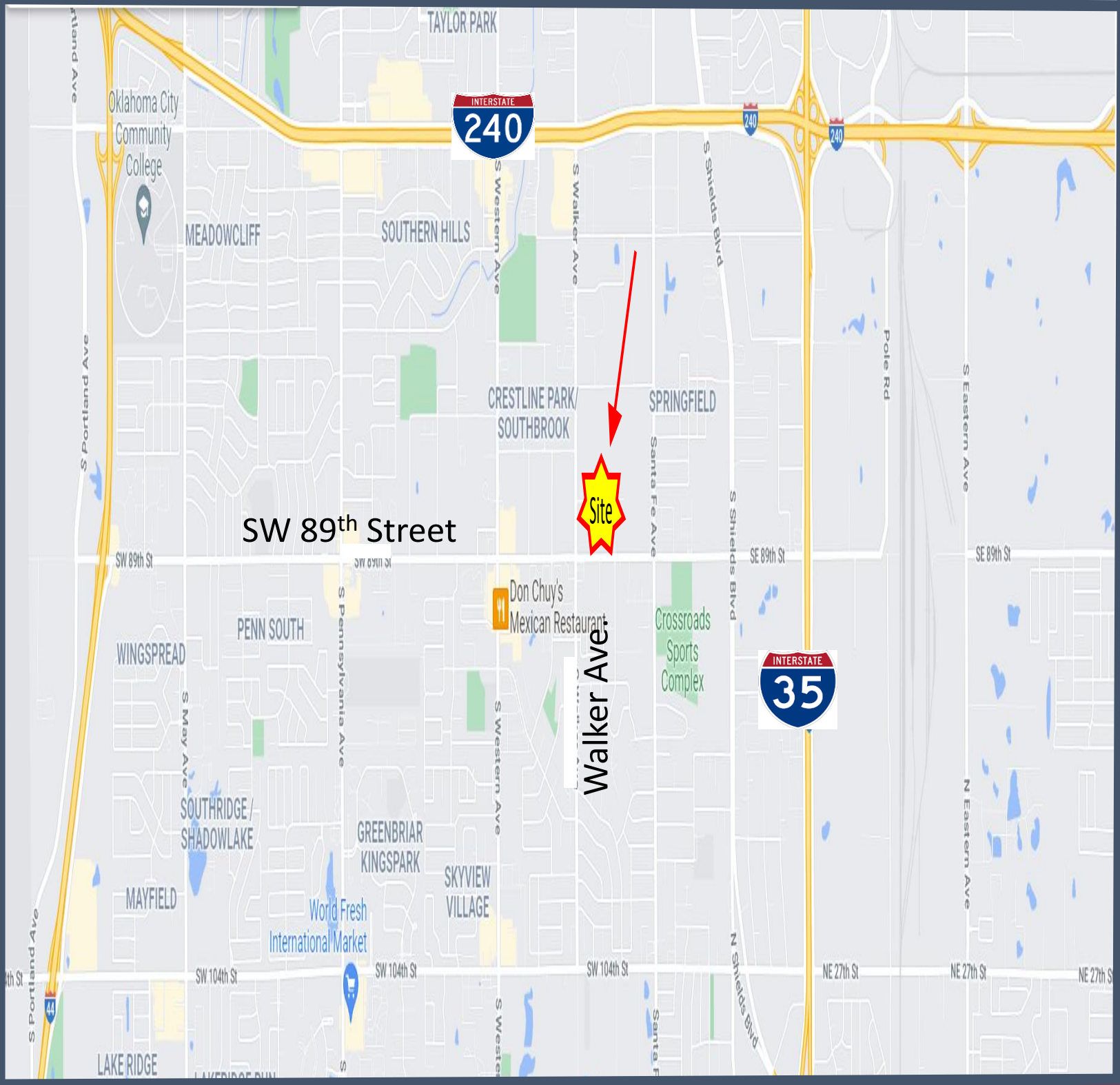
Location Map



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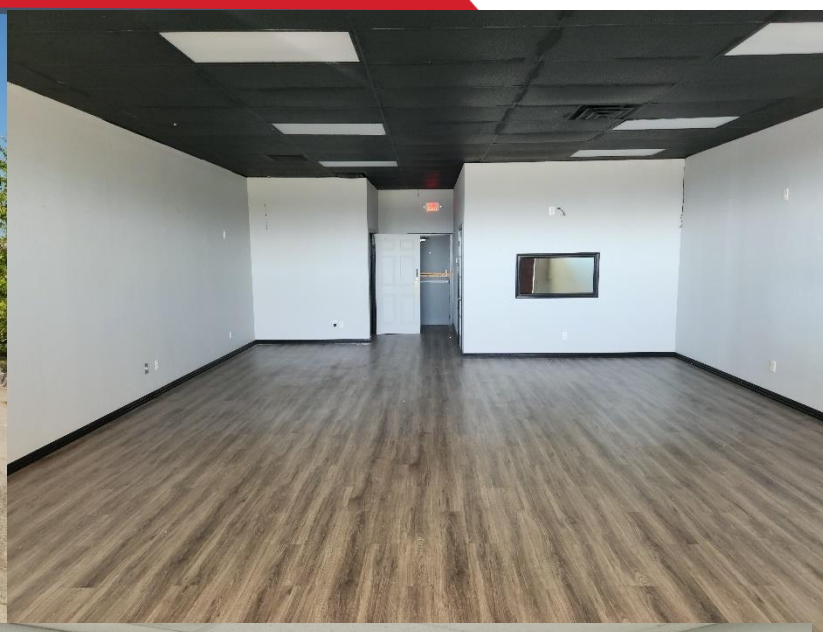
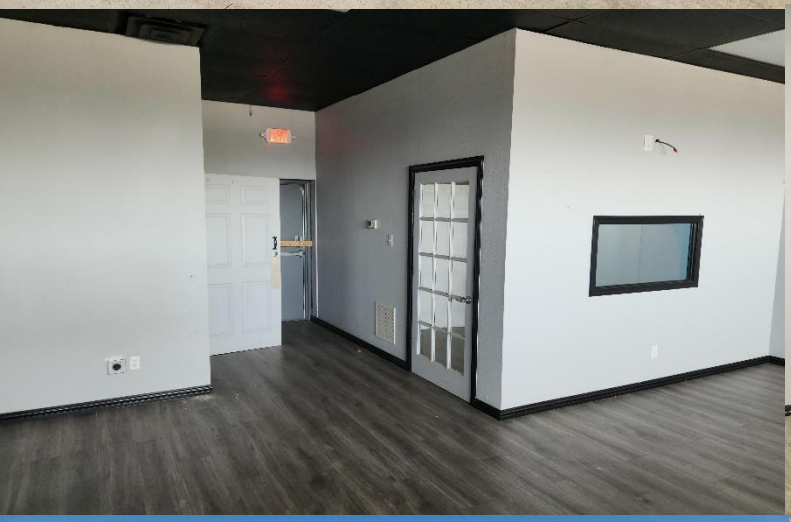
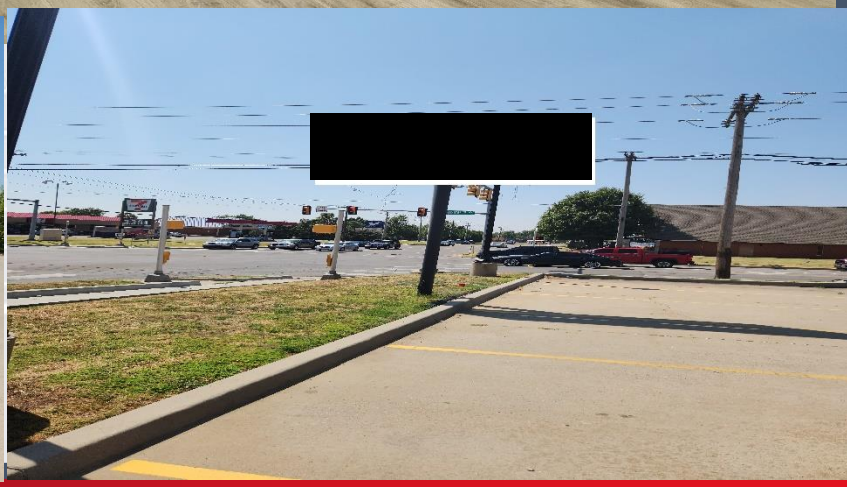
Pictures







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