

The Shoppes at 89th & Walker

For Lease

447 SW 89th Street
OKC, OK 73139



FOR LEASE



PROPERTY INFORMATION:

Address: 447 SW 89th Ave.

City/State/Zip OKC, OK 73139

Bldg. Size SF: 5,636

Available Unit SF: 1,885

Base Rent Amt. \$15/psf

NNN \$3/psf

Term: 1-5 years

Market: OKC

Year Built: 1999

Traffic @ 89th: 15,394 VPD

Traffic @ Walker 17,541 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. There is a conference room, offices, kitchen area, and 1 bathroom.. The roof is a TPO and was installed in 2015. There are two driveway entrances into the property, one off of 89th and the other off of Walker. There is a large single pole pylon sign on 89th for the exclusive use of this unit. A Great location with Great Visibility to showcase your new business. The exterior and awning were fully repainted and the parking lot re-striped 10/29/21.

LOCATION

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

DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
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



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)

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Interior Picture



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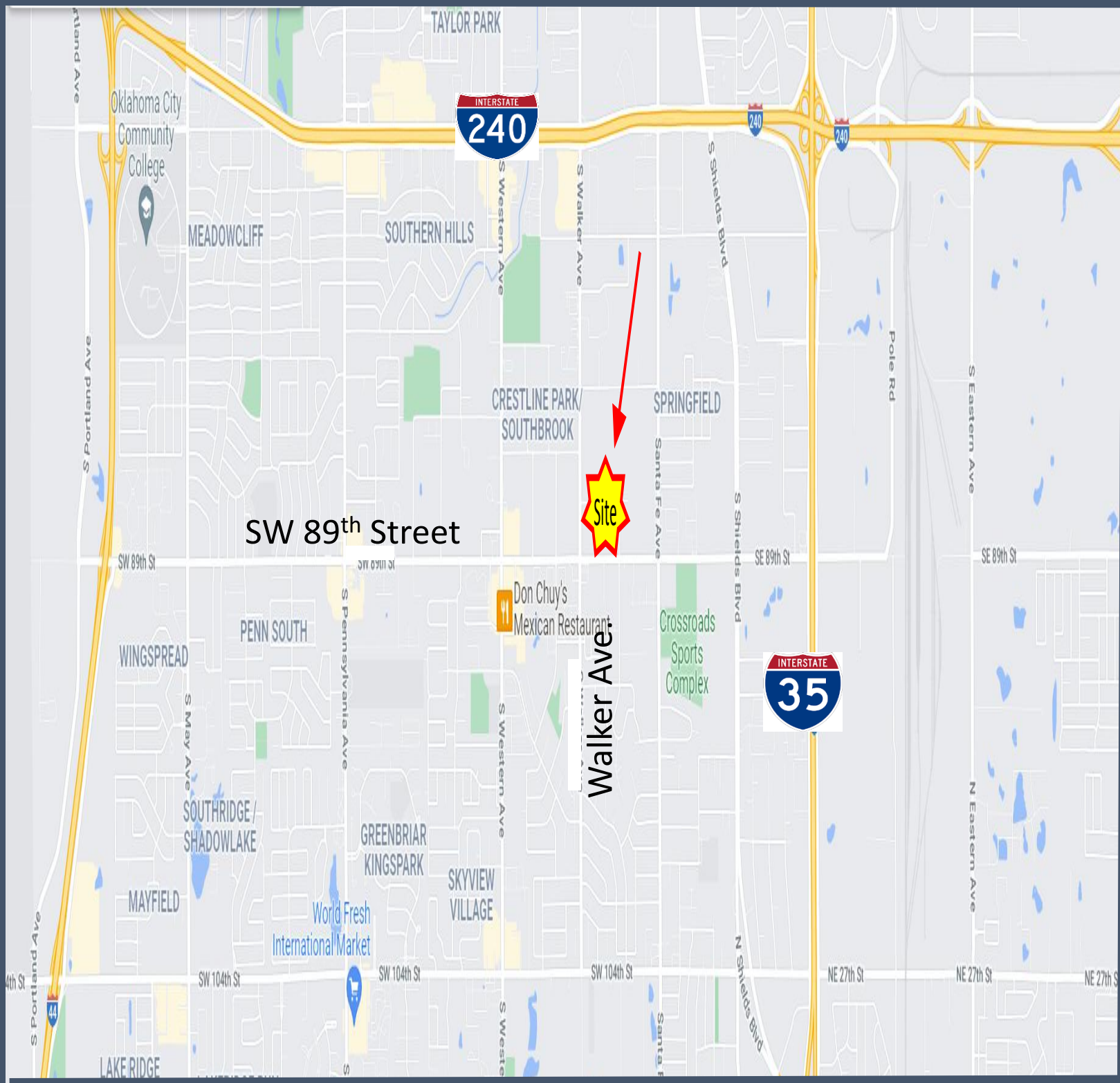
Site Plan



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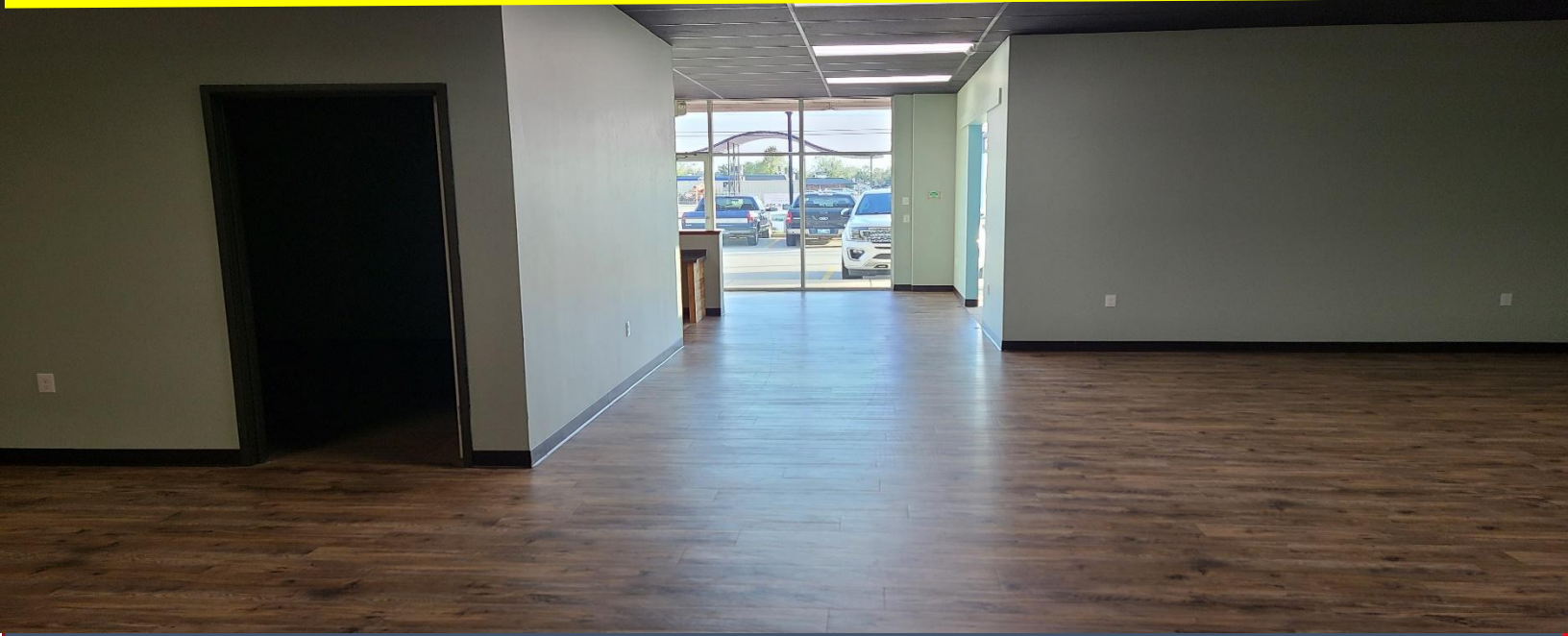
Location Map



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Pictures



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