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

COLBY VANHOOSER // 405.693.8140 // COLBY.VANHOOSER@PLAINSCRE.COM

BROCK MEADE// 469.404.5854 // BROCK.MEADE@PLAINSCRE.COM

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.

PLAINS
Commercial Real Estate

SHOPPING CENTER SPACE | FOR LEASE
11709 S Western Ave. Oklahoma City, OK 73170

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
- Ancored 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:
ACE Westlake Hardware The helpful place.
7-ELEVEN
WESTMOORE HIGH SCHOOL
HTeaO BORN IN TEXAS 2009

COLE SMITH // 405.245.4469 // COLE.SMITH@PLAINSCRE.COM
COLBY VANHOOSER // 405.693.8140 // COLBY.VANHOOSER@PLAINSCRE.COM
BROCK MEADE// 469.404.5854 // BROCK.MEADE@PLAINSCRE.COM

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.

PLAINS

Commercial Real Estate

SHOPPING CENTER SPACE | FOR LEASE

11709 S Western Ave. Oklahoma City, OK 73170

COLE SMITH // 405.245.4469 // COLE.SMITH@PLAINSCRE.COM
COLBY VANHOOSER // 405.693.8140 // COLBY.VANHOOSER@PLAINSCRE.COM
BROCK MEADE// 469.404.5854 // BROCK.MEADE@PLAINSCRE.COM

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.

PLAINS

Commercial Real Estate

SHOPPING CENTER SPACE | FOR LEASE

11709 S Western Ave. Oklahoma City, OK 73170

AVAILABLE

SUITE 11611	1,400 SF
SUITE 11619	1,200 SF
SUITE 11631	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

COLE SMITH // 405.245.4469 // COLE.SMITH@PLAINSCRE.COM

COLBY VANHOOSER // 405.693.8140 // COLBY.VANHOOSER@PLAINSCRE.COM

BROCK MEADE// 469.404.5854 // BROCK.MEADE@PLAINSCRE.COM

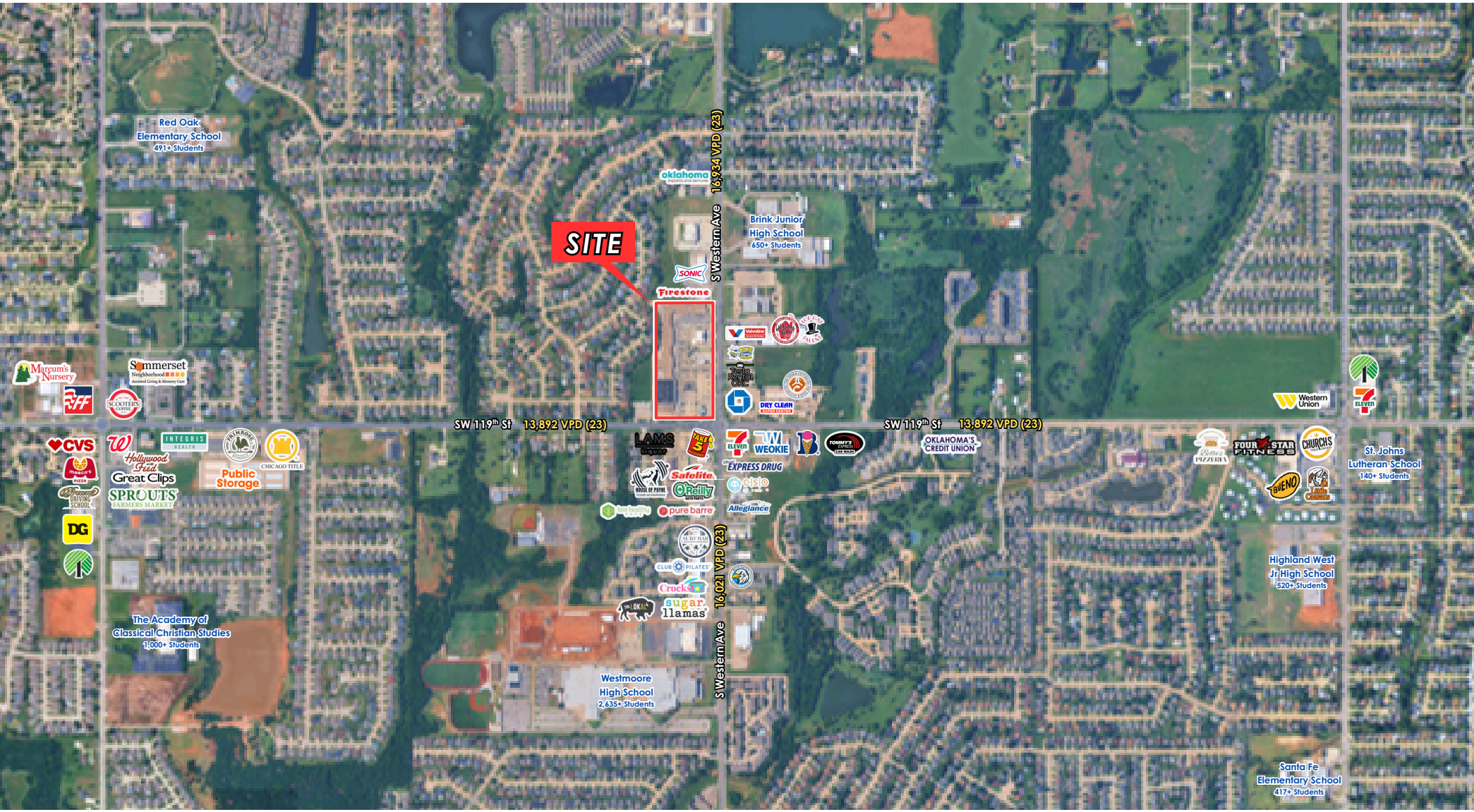
The information contained herein is deemed reliable; however, no warranties,guarantees or representations are made as to the accuracy thereof. The presentation of this information is submitted subject to change in conditions, price, corrections, errors, omissions, and/or withdrawal without notice.

PLAINS

Commercial Real Estate

SHOPPING CENTER SPACE | FOR LEASE

11709 S Western Ave. Oklahoma City, OK 73170



COLE SMITH // 405.245.4469 // COLE.SMITH@PLAINSCRE.COM

COLBY VANHOOSER // 405.693.8140 // COLBY.VANHOOSER@PLAINSCRE.COM

BROCK MEADE// 469.404.5854 // BROCK.MEADE@PLAINSCRE.COM

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.