



### PROPERTY OVERVIEW

The property is located at the SWC of S. Western Avenue and SW 36th Street (Grand Ave.) adjacent to the Integris Southwest Medical Center

Property anchored by Super Mercado (Buy For Less) high volume Hispanic grocer and Goodwill other tenants include FAA Credit Union, Dollar General, Wingstop, Thai Garden, My Family Clinic and others

Most densely populated area in the entire OKC metro area and also the heart of the Hispanic community

The Integris Southwest Medical Center is a 406 bed facility with approximately 500 physicians on site creating a 24-7 retail environment around this location

The intersection is also home to Walmart Neighborhood Market, CVS, Walgreens, Westlake Hardware and AutoZone

#### TRAFFIC COUNTS

| 36TH ST.     | 12,923 VPD |
|--------------|------------|
| WESTERN AVE. | 23,400 VPD |

**GLA**: 86,335 SF **WEB LINK**: jahrealty.propertycapsule.com/reding

## **DEMOGRAPHICS**

|                   |                     | <b>③</b>              |                   |
|-------------------|---------------------|-----------------------|-------------------|
| 2024<br>Estimates | TOTAL<br>POPULATION | DAYTIME<br>POPULATION | AVG. HH<br>INCOME |
| 3 MILE            | 112,534             | 111,476               | \$43,636          |
| 5 MILE            | 221,462             | 258,612               | \$54,166          |

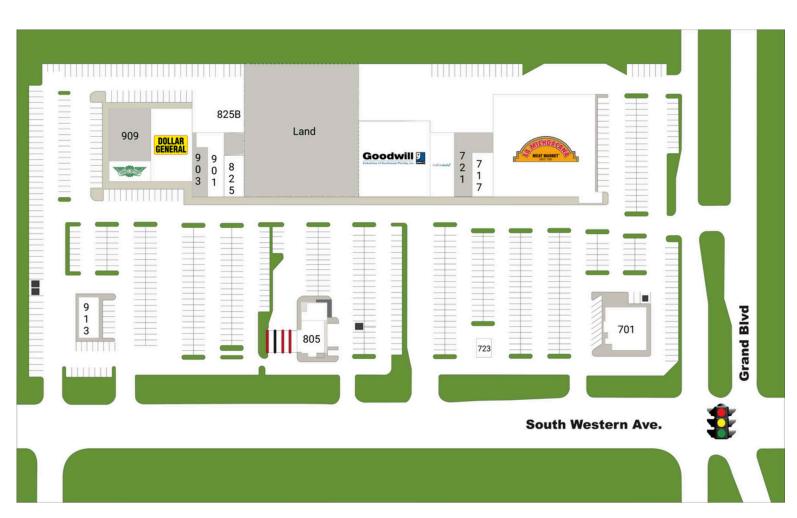
#### LEASING CONTACT

#### **ELISE LOPEZ**

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# **REDING** 3713 S. WESTERN AVENUE, OKLAHOMA CITY, OK







Availability

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