

# REDING

3713 S. WESTERN AVENUE, OKLAHOMA CITY, OK



## 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](http://jahrealty.propertycapsule.com/reding)

## DEMOGRAPHICS

2024 ESTIMATES	TOTAL POPULATION	DAYTIME POPULATION	AVG. HH INCOME
3 MILE	112,534	111,476	\$43,636
5 MILE	221,462	258,612	\$54,166

## LEASING CONTACT

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TENANT	SQFT
Land Available	41,875
701 Woodbridge Restaur...	4,675
713 La Michoacana	27,122
717 My Family Clinic	2,300
721 Available	4,400
723 China Princess Exp...	672
725 Comfort Dental	3,300
729 Goodwill	15,625
805 FAA Credit Union	3,284
825 Subway	2,000
901 La Tropicana	2,983
903 Available	2,055
905 Dollar General	7,475
905B Wing Stop	2,178
909 Available	5,298
913 Thai Garden Restau...	1,969

Availability

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