



## 8317 S. Western

Oklahoma City, Oklahoma 73139

### PROPERTY HIGHLIGHTS

- Single Tenant-15 Year NNN Lease
- Plus (2) Five Year Options
- New Construction 2014
- Swadley's Bar-B-Q Restaurant
- 75 Parking Spaces
- Drive Thru Service Available
- Easy In & Out



TOTAL SF	5,306 SF MOL
LAND IN ACRES	2.45 MOL
ZONING	C-3
GENERAL USE	Retail
2013 TAXES	\$6,382

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## DEMOGRAPHICS

### Population

1 Mile:	3 Mile:	5 Mile:
10,361	103,930	214,106

### Average Household Income

1 Mile:	3 Mile:	5 Mile:
\$48,834	\$54,231	\$53,792

### Total Households

1 Mile:	3 Mile:	5 Mile:
4,347	40,953	78,331

## LOCATION HIGHLIGHTS

- Dimensions: 183' x 584'
- Frontage: 183' on Western
- Busy Retail & Service District
- Located Just South of I-240
- Good Vehicle Access & Visibility
- Located on the "Drive Home" Side of Western

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