

WESTERN50 CENTER | PAD SITE

1045 NW 49th St, Oklahoma City, OK 73118 - (S/E corner NW 50th & Western)



OFFICE PAD SITE AVAILABLE

Available SF:	9,000 SF
Lease Rate:	Negotiable
Sale Price:	Negotiable
Lot Size:	0.5676 Acres
Sub Market:	North
Cross Streets:	NW 50th & N Western Ave

AVAILABLE - FOR LEASE, BUILD TO SUIT OR FOR SALE

Pad Site available for office or medical use just east of the new Hideaway Pizza location at the SE/ corner of NW 50th & N Western Ave.

Situated across the street from Bishop McGuinness High School.

Up to 9,000 sq ft available For Lease, For Sale or Build-To-Suit

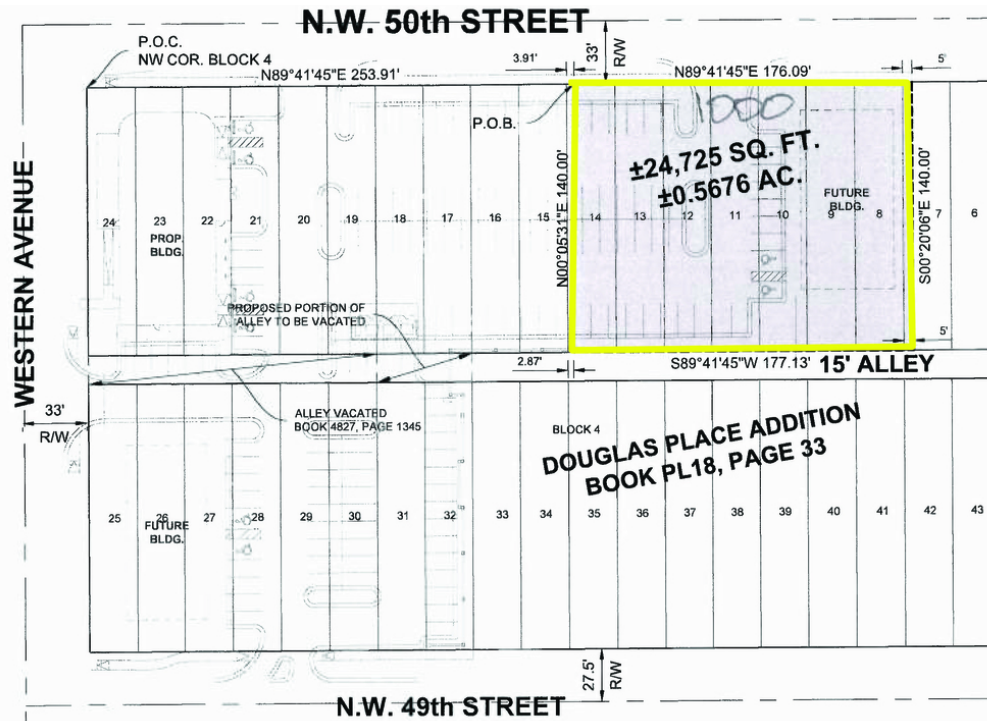
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EV ERNST

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DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	185,175
Population Density	185,175
Median Age	36.3
Median Age (Male)	34.5
Median Age (Female)	37.4
Total Households	80,447
# of Persons Per HH	2.3
Average HH Income	\$56,498
Average House Value	\$168,065

TRAFFIC COUNTS (per ACOG)

N Western	north	20,427
N Western	south	12,273
NW 50th	east	10,288
NW 50th	west	4,958



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