

FOR LEASE

WESTGATE MARKETPLACE FREESTANDING & FLEXIBLE RETAIL, SHOWROOM & RESTAURANT BUILDING- 140 FRONTAGE

6320 SW 3RD STREET, OKC, OK 73128



PROPERTY HIGHLIGHTS

- Interstate 40 Frontage with easy visibility and high traffic counts
- Double-sided pylon sign with excellent interstate exposure
- One of Westgate Marketplace’s newest retail/restaurant buildings constructed in 2018
- Regional retail trade area for West Oklahoma
- Neighbors Include: Walmart, Dick’s Sporting Goods, AtHome, DSW, Ross, Best Buy, PetsMart, ULTA, Twin Peaks, Applebee’s, Starbucks, Five Below, Chick-fil-a, Panera, Verizon, Qdoba, US Cellular, Jimmy Johns, Five Guys, Gamestop and more



AVAILABLE SPACE

- + Size
 - Building Size: ±10,000 SF
- + Pricing
 - Call for Rates

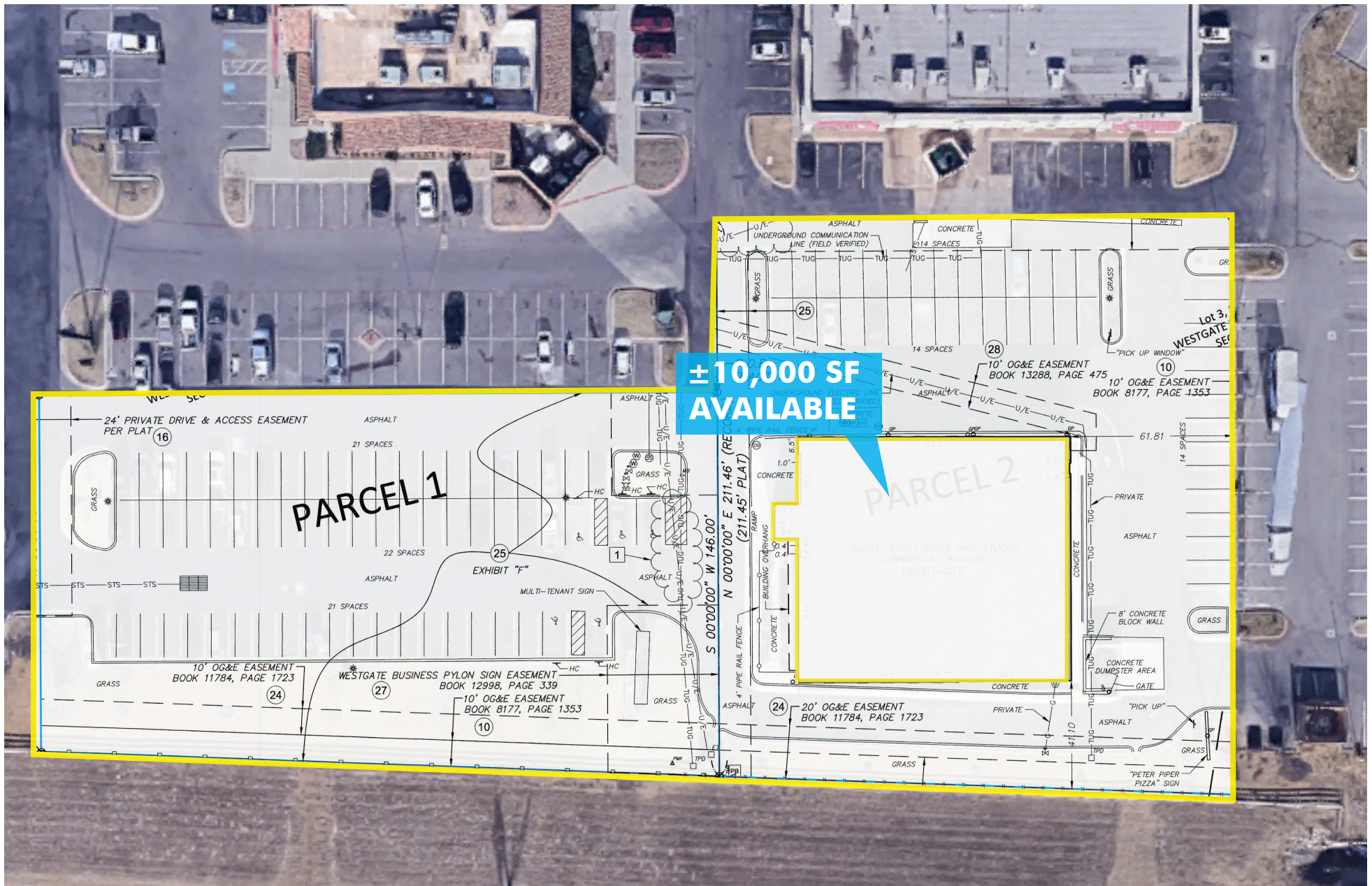
Traffic Counts

| | |
|----------------|------------|
| I-40 | 92,200 ADT |
| MacArthur Blvd | 23,000 ADT |

Source: Oklahoma Department of Transportation

2020 Demographics

| | 3 Mile | 5 Miles | 10 Miles |
|--------------------------|----------|----------|----------|
| Population | 48,695 | 166,016 | 598,901 |
| Households | 19,104 | 62,085 | 236,036 |
| Average Household Income | \$54,608 | \$58,372 | \$71,169 |
| Daytime Traffic | 35,497 | 80,181 | 323,691 |



±10,000 SF
AVAILABLE



CONTACT US

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