



**Southwestern Plaza**  
**6002-6072 S. Western Avenue**

Oklahoma City, Oklahoma 73139

**PROPERTY HIGHLIGHTS**

- Prominent Location on the Corner of Western Avenue and S.W. 59<sup>th</sup> Street
- Below Market Rents Across the Center
- Stabilized
- 95% Occupancy
- Cap Rate: 7.2%

TOTAL SF	122,527 SF
TOTAL ACRES	14.09 Acres
YEAR BUILT / RENOVATED	1965 / 2003
ZONED	C-3

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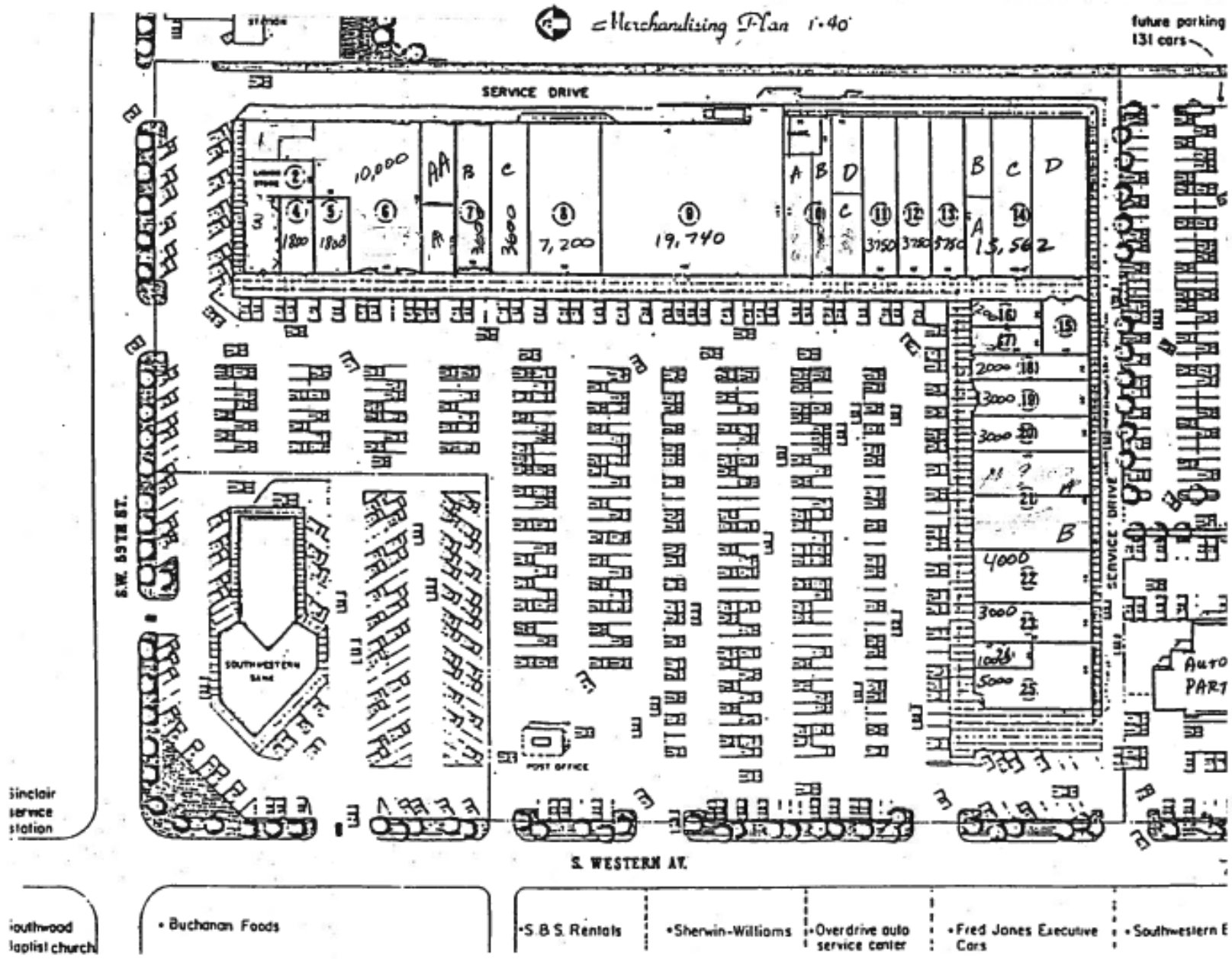
**David Hartnack**  
+1 405 761 8955  
davidh@naisullivangroup.com

**Sam Swanson**  
+1 405 208 2046  
sam@naisullivangroup.com

**Samuel Dunham**  
+1 405 207 7286  
samuel@naisullivangroup.com

4045 N.W. 64<sup>th</sup> Street, Suite 340  
Oklahoma City, OK 73116  
[www.naisullivangroup.com](http://www.naisullivangroup.com)

+1 405 840 0600 OFFICE  
+1 405 840 0610 FAX



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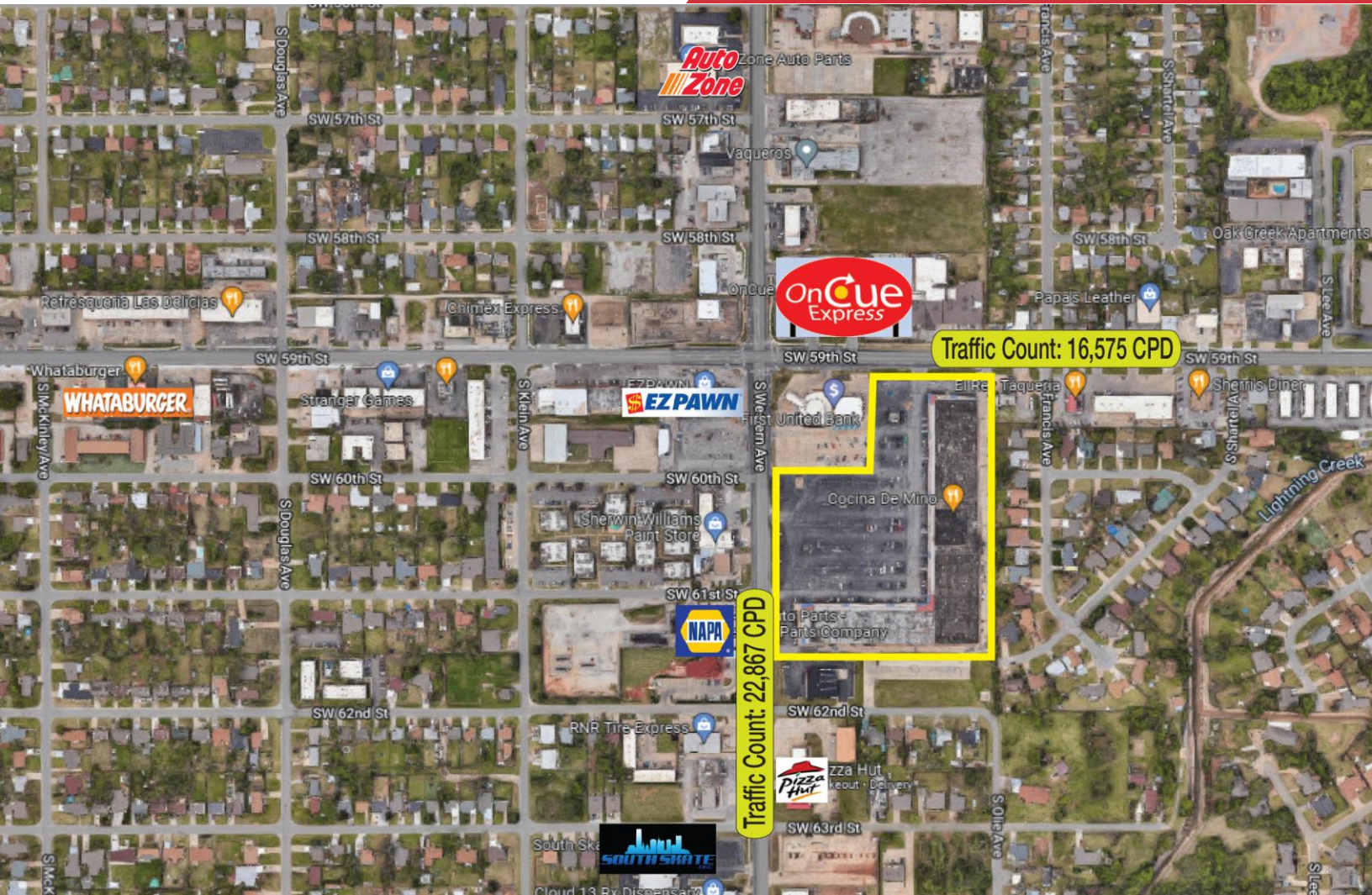
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### LOCATION HIGHLIGHTS

- Dense Suburban Trade Area
- Heavy Traffic Intersection

Population	1 Mile: 15,171	3 Miles: 114,876	5 Miles: 216,559
Average Household Income	1 Mile: \$46,417	3 Miles: \$51,073	5 Miles: \$61,191
Total Households	1 Mile: 5,902	3 Miles: 42,544	5 Miles: 79,890

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