

# 63rd Street Shops

5804 - 5828 NW 63rd St, Oklahoma City, OK 73132



## RETAIL SPACE NOW AVAILABLE

<b>Available SF:</b>	1,534 SF
<b>Suite 5806</b>	1,534 SF
<b>Lease Rate:</b>	\$12.00 SF/yr (NNN)
<b>Building Size:</b>	13,650 SF
<b>Market:</b>	Northwest
<b>Cross Streets:</b>	NW 63rd & N MacArthur Blvd

## PROPERTY OVERVIEW

Very nice neighborhood strip center serving northwest Oklahoma City

Tenant improvement participation by Landlord may be available

Pylon signage available

Great visibility

Easy in and out

3 - 5 year lease term preferred

Neighborhood Tenants include:

Walgreens, Wal-Mart Neighborhood Market, Family Dollar, Midfirst Bank, Dollar General and The Feathered Nest Market

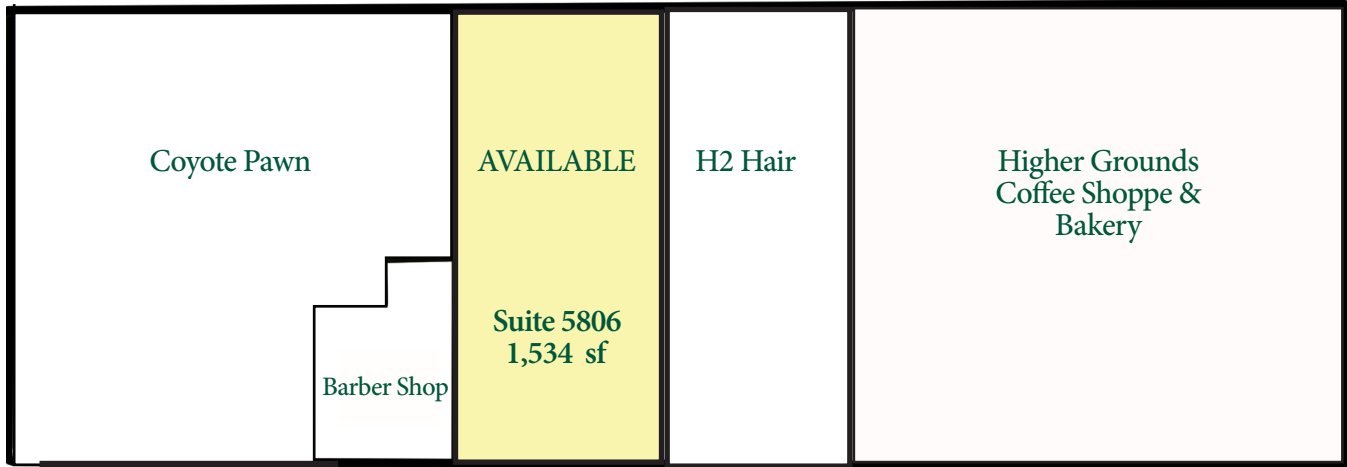
FOR MORE INFORMATION, CONTACT

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# 63rd Street Shops

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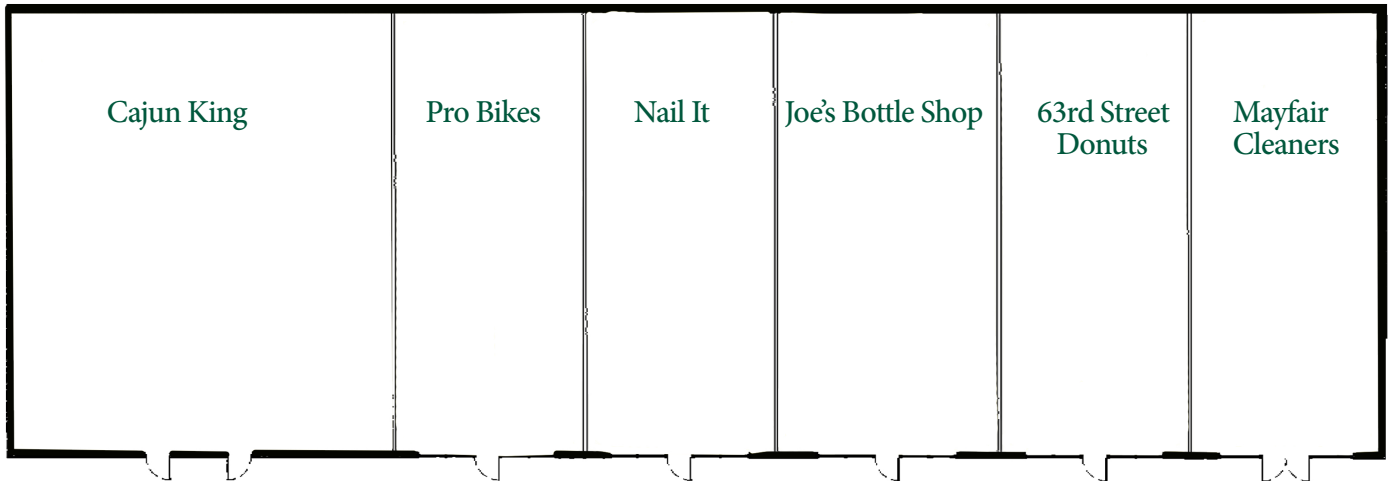


### TENANT ROSTER-BUILDING ONE

- Suite 5804 Coyote Pawn
- Suite 5805 Nhi's Barber Shop
- Suite 5806 AVAILABLE - 1,534 SF
- Suite 5808 H2 Hair
- Suite 5810 - 5814 Higher Grounds Coffee Shoppe & Bakery

### TENANT ROSTER-BUILDING TWO

- Suite 5816 Cajun King
- Suite 5820 Pro Bikes
- Suite 5822 Nail It
- Suite 5824 Joe's Bottle Shop
- Suite 5826 63rd St Donuts
- Suite 5828 Mayfair Cleaners



### *Demographics*

<u>Radius</u>	<u>Population</u>	<u>Average HH Income</u>
1	15,877	\$58,438
3	85,501	\$61,938
5	229,754	\$70,234

### *Traffic Counts*

N MacArthur Blvd	North	19,832
N MacArthur Blvd	South	19,037
NW 63rd St	East	18,360
NW 63rd St	West	14,911