

# NW 63rd & Northwest Expressway - 1.093 acres +/- pad

NW 63rd & Northwest Expressway, Oklahoma City, OK 73116



## LAND SPACE NOW AVAILABLE

|                       |                         |
|-----------------------|-------------------------|
| <b>Available SF:</b>  | 1.093 Acres             |
| <b>Lease Rate:</b>    | negotiable              |
| <b>Lot Size:</b>      | 1.09 Acres              |
| <b>Cross Streets:</b> | NW 63rd & NW Expressway |
| <b>Sub Market:</b>    | northwest               |

## PROPERTY OVERVIEW

This 1.093 acres is located at the southwest corner of NW 63rd & NW Expressway, giving excellent exposure to over 78,000 cars per day.

Retailers at the immediate intersection include Academy, Outback, Dollar Tree and Planet Fitness.

This property is being offered for Lease or Build-To-Suit.

052016

### FOR MORE INFORMATION, CONTACT

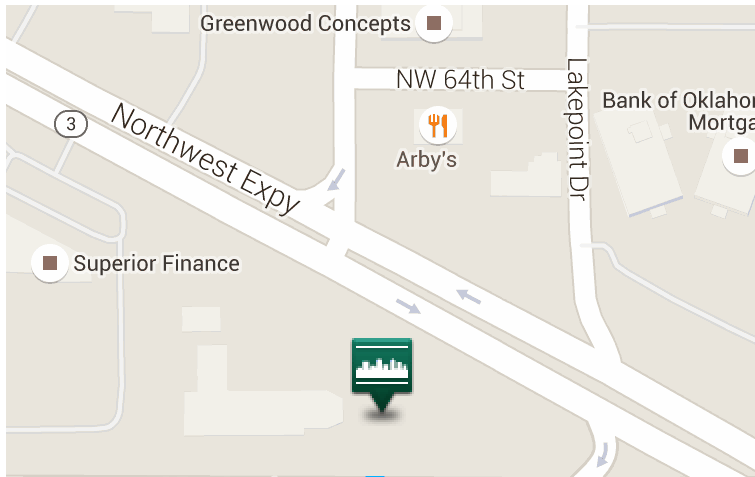
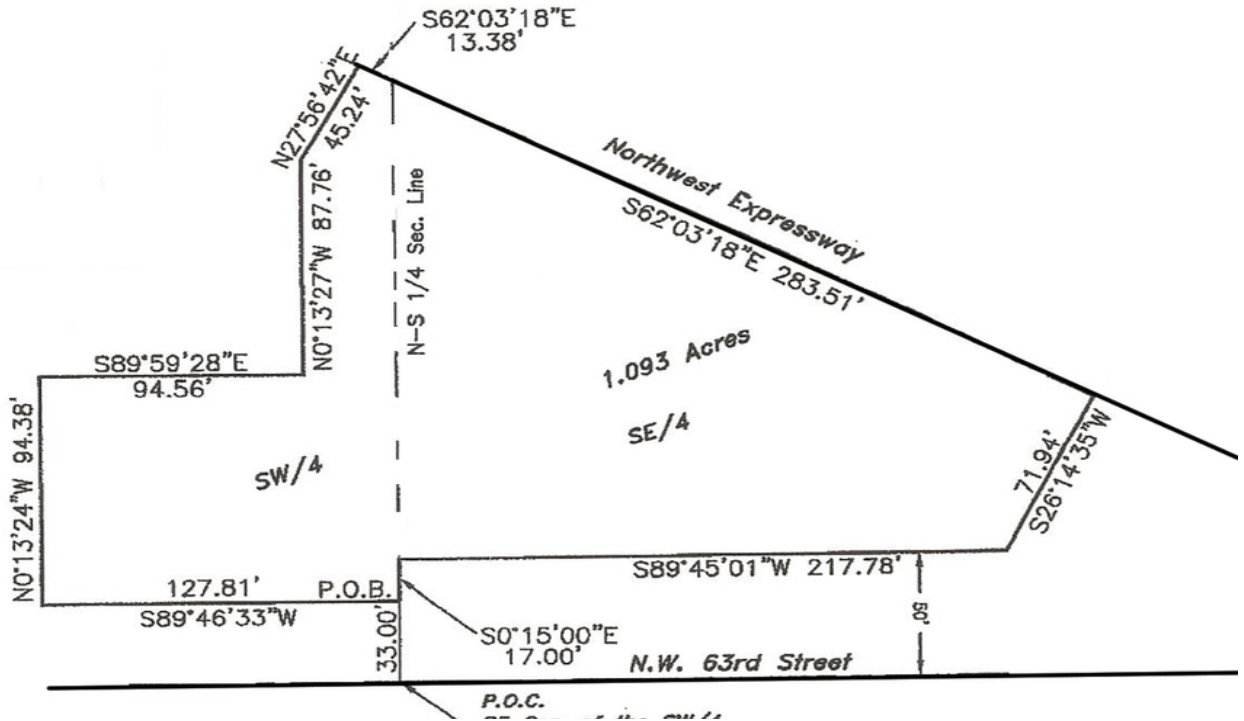
**Karleen Krywucki**  
kkrywucki@priceedwards.com  
405.843.7474  
210 Park Ave, Suite 1000  
Oklahoma City, OK 73102  
www.priceedwards.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.

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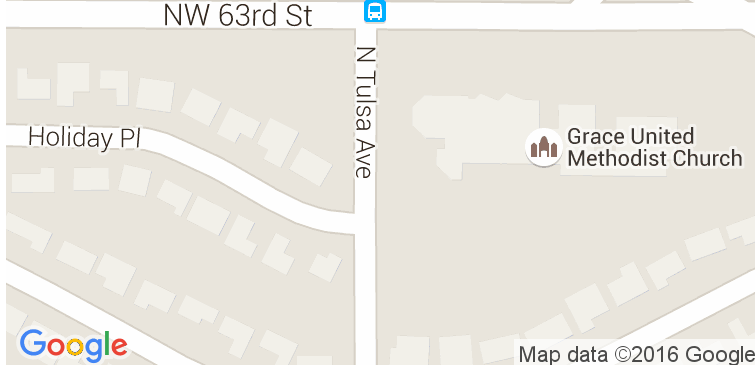


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### DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

|                     |           |
|---------------------|-----------|
| Total Population    | 88,539    |
| Population Density  | 88,539    |
| Median Age          | 37.0      |
| Median Age (Male)   | 35.9      |
| Median Age (Female) | 38.3      |
| Total Households    | 39,129    |
| # of Persons Per HH | 2.3       |
| Average HH Income   | \$58,255  |
| Average House Value | \$157,309 |



### TRAFFIC COUNTS (per ACOG)

|          |           |        |
|----------|-----------|--------|
| NW 63rd  | east      | 18,993 |
| NW 63rd  | west      | 18,303 |
| NW Expwy | southeast | 60,737 |
| NW Expwy | northwest | 54,134 |

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