

# SW CORNER OF NW 63RD & MACARTHUR BLVD NW 63rd & MacArthur Blvd, Oklahoma City, OK 73122



## PAD SITE - FOR GROUND LEASE/BUILD TO SUIT

## PROPERTY OVERVIEW

Available SF: 35,553 SF

Located on the SW hard corner of NW 63rd & MacArthur Blvd in an established neighborhood, less than a mile south of the highly traveled Northwest Expressway (one of Oklahoma City's major arteries).

Lease Rate: Negotiable

Excellent access from either street with drive-thru capability. The lot is 35,553 sq ft +/- (0.82 acres) with frontage of 207.62' facing NW 63rd; and 168.80' facing MacArthur Blvd. Lot size can be increased and additional parking can be made available.

Lot Size: 0.82 Acres  
(can be increased)

Neighboring retailers include WalMart Neighborhood Market, Family Dollar, Dollar General, Walgreens, Feathered Nest Market, Midfirst Bank and Goodwill.

Market: North/NW Okla City

BUILD TO SUIT AND/OR GROUND LEASE

013019

### KARLEEN KRYWUCKI

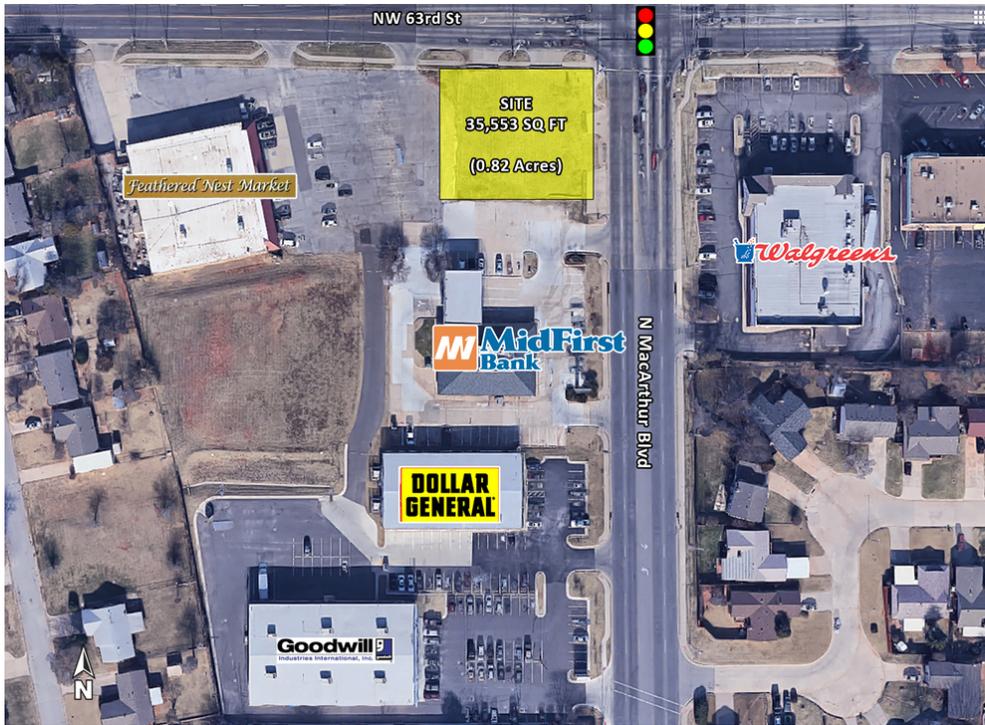
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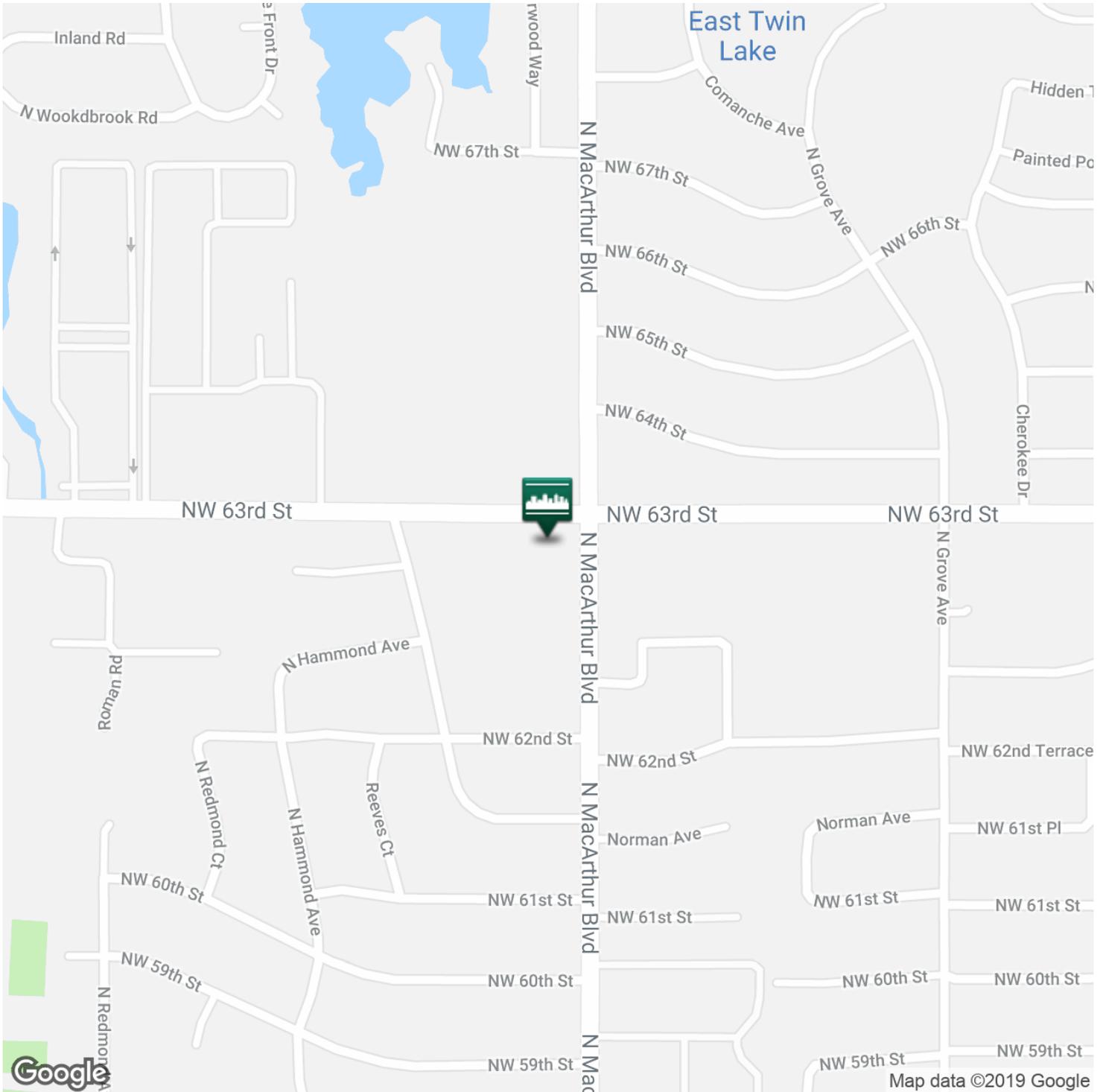
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Location Maps - NW 63rd & MacArthur Blvd, Oklahoma City, OK 73122



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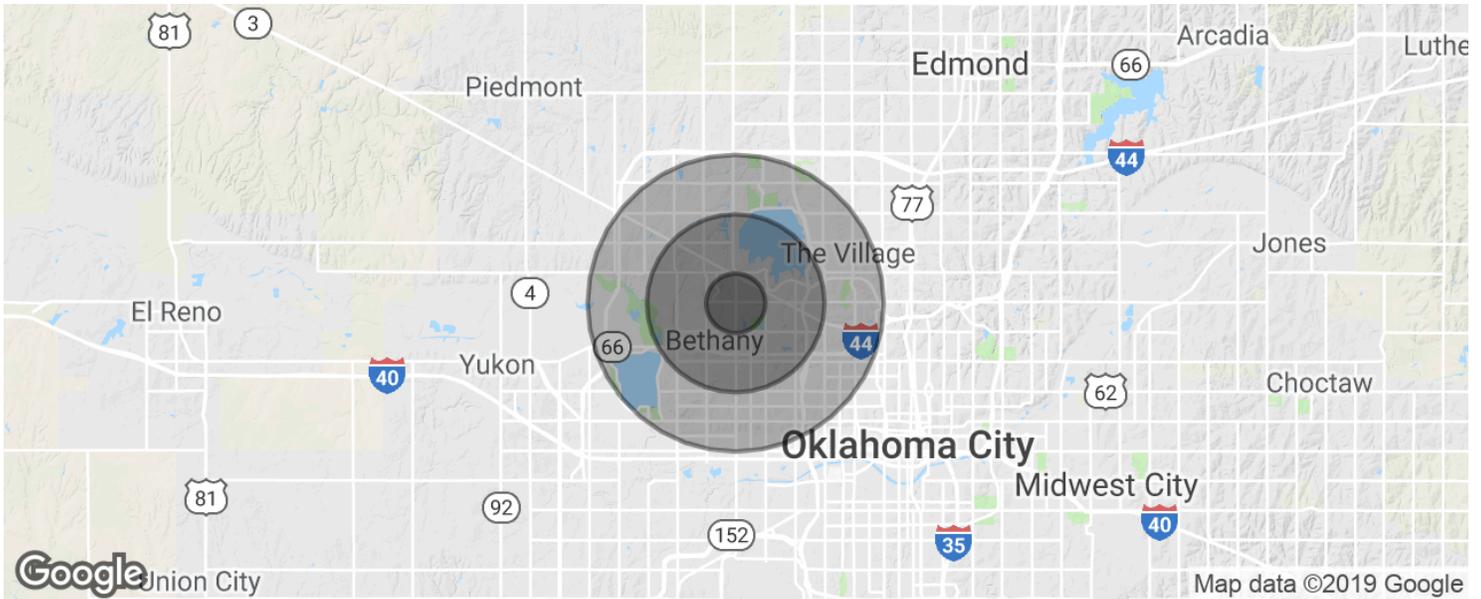
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# SW CORNER OF NW 63RD & MACARTHUR BLVD

## Demographics Map, Report & Traffic Counts



### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	13,181	82,823	224,615
Median age	36.8	36.2	37.3
Median age (Male)	37.4	35.6	36.1
Median age (Female)	36.5	37.4	38.6

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,523	34,593	95,043
# of persons per HH	2.4	2.4	2.4
Average HH income	\$51,180	\$54,781	\$61,535
Average house value	\$128,590	\$132,211	\$158,527

### TRAFFIC COUNTS

NW 63rd St	east	17,323
NW 63rd St	west	14,911
N MacArthur Blvd	north	21,198
N MacArthur Blvd	south	19,905

\* Demographic data derived from 2010 US Census

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