



OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	35,553 SF
Lot Size:	0.815 Acres (can be increased)

PROPERTY OVERVIEW

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).

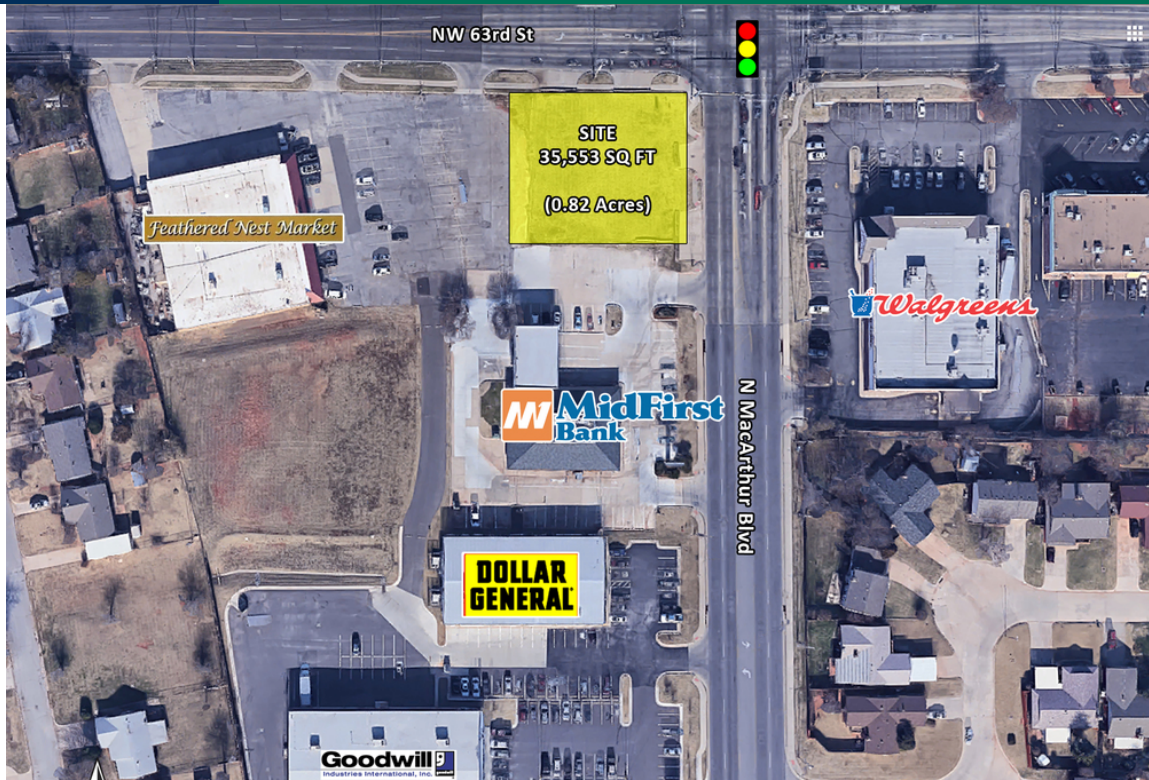
Excellent access from either street with drive-thru capability. The lot is 35,553 sq ft +/- (0.82 acres) with frontage of 207.62' facing NW 63rd; and 168.80' facing MacArthur Blvd. Lot size can be increased and additional parking can be made available.

08072020 Neighboring retailers include WalMart Neighborhood Market, Family Dollar, Dollar General, Walgreens, Feathered Nest Market, Midfirst Bank and Goodwill.

BUILD TO SUIT AND/OR GROUND LEASE

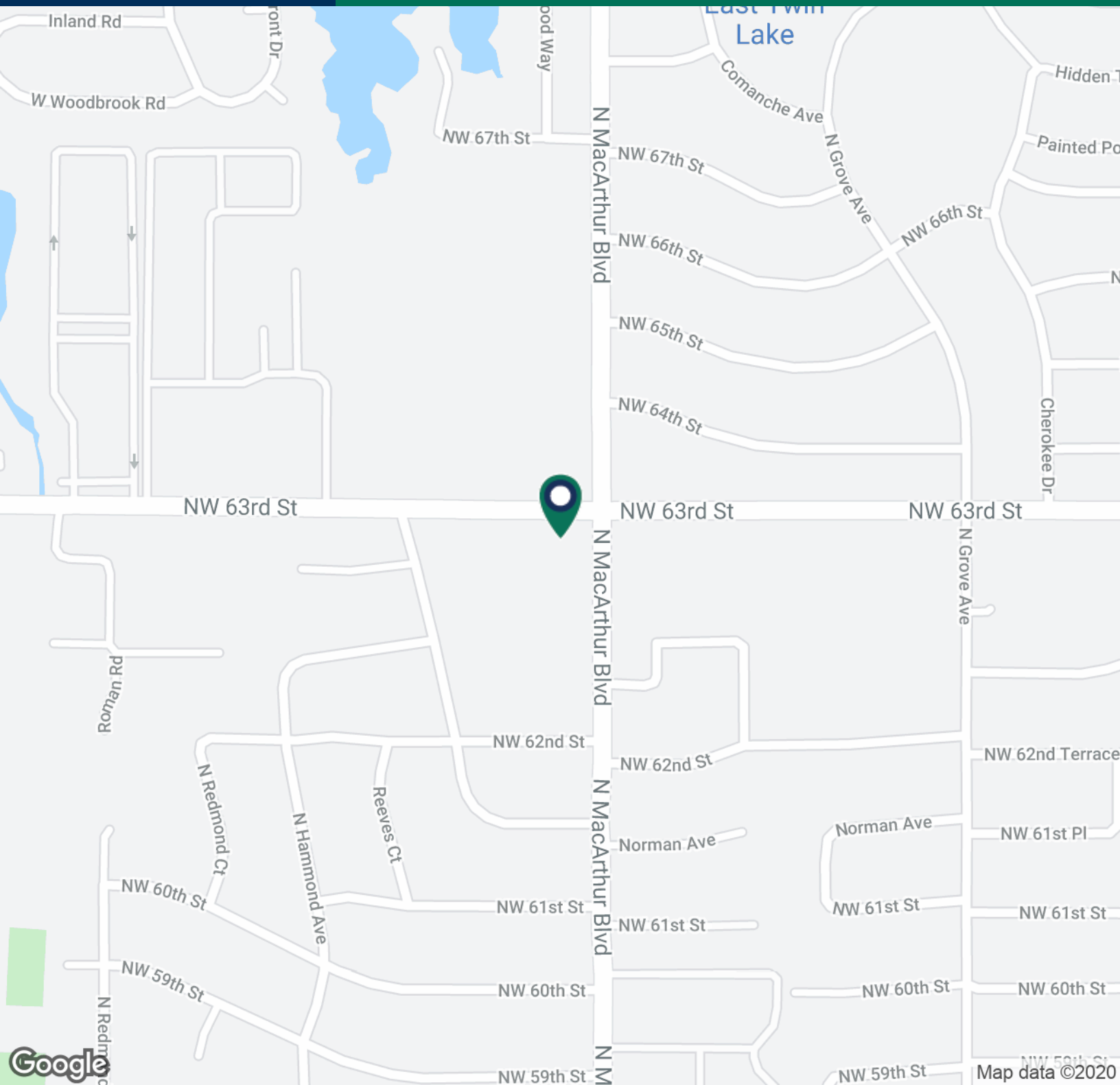
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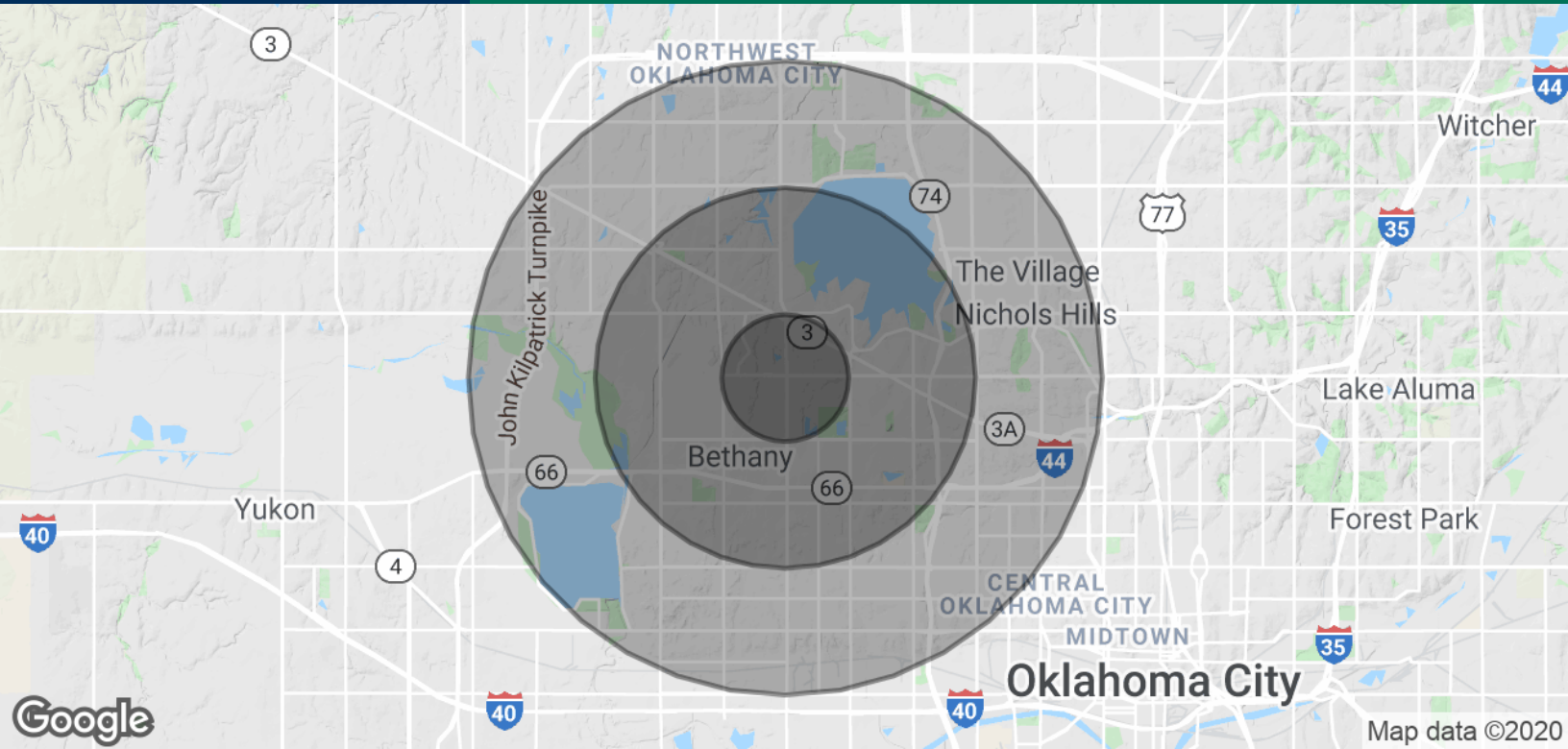
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,181	82,823	224,615
Average age	36.8	36.2	37.3
Average age (Male)	37.4	35.6	36.1
Average 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

* Demographic data derived from 2010 US Census

TRAFFIC COUNTS

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

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