

63RD STREET SHOPS

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



RETAIL SPACE NOW AVAILABLE

| | | |
|-----------------------|-------------------------------|--|
| Available SF: | 1,534 SF | Very nice neighborhood strip center serving northwest Oklahoma City. |
| Lease Rate: | \$12.00 SF/yr (NNN) | Tenant improvement participation by Landlord may be available. Pylon signage available |
| Building Size: | 13,650 SF | Great visibility Easy in and out |
| Market: | Northwest | 3 - 5 year lease term preferred |
| Cross Streets: | NW 63rd St & N MacArthur Blvd | Neighborhood Tenants include: Walgreens, Wal-Mart Neighborhood Market, Family Dollar, Midfirst Bank, Dollar General and The Feathered Nest Market |

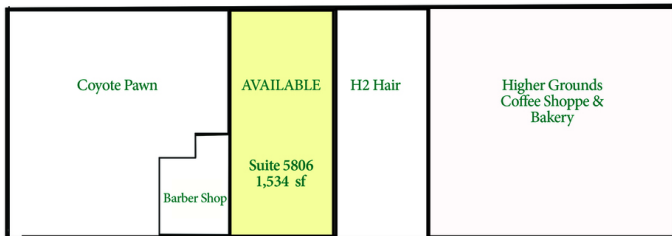
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EV ERNST

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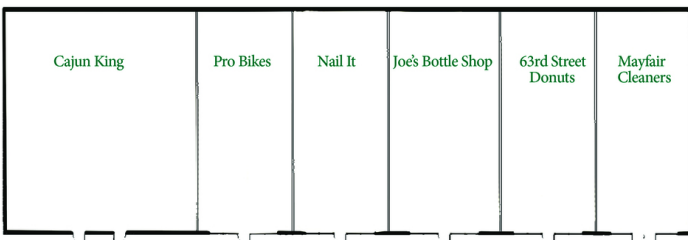


TENANT ROSTER-BUILDING ONE

| | |
|-------------------|---------------------------------------|
| 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 (per 2010 Census; 5 Miles Radius)

| | |
|---------------------|-----------|
| Total Population | 227,228 |
| Population Density | 227,228 |
| Median Age | 37.4 |
| Median Age (Male) | 36.2 |
| Median Age (Female) | 38.6 |
| Total Households | 96,316 |
| # of Persons Per HH | 2.4 |
| Average HH Income | \$61,979 |
| Average House Value | \$159,882 |

TRAFFIC COUNTS (per ACOG)

| | | |
|-------------|-------|--------|
| N MacArthur | north | 21,198 |
| N MacArthur | south | 19,905 |
| NW 63rd | east | 17,323 |
| NW 63rd | west | 8,606 |

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