

63rd Street Shops

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



RETAIL SPACE NOW AVAILABLE

Available SF:	1,500 - 1,534 SF
Suite 5806	1,534 SF
Suite 5808	1,500 SF
Lease Rate:	\$12.00 SF/yr (NNN)
Building Size:	13,650 SF
Market:	Northwest
Cross Streets:	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

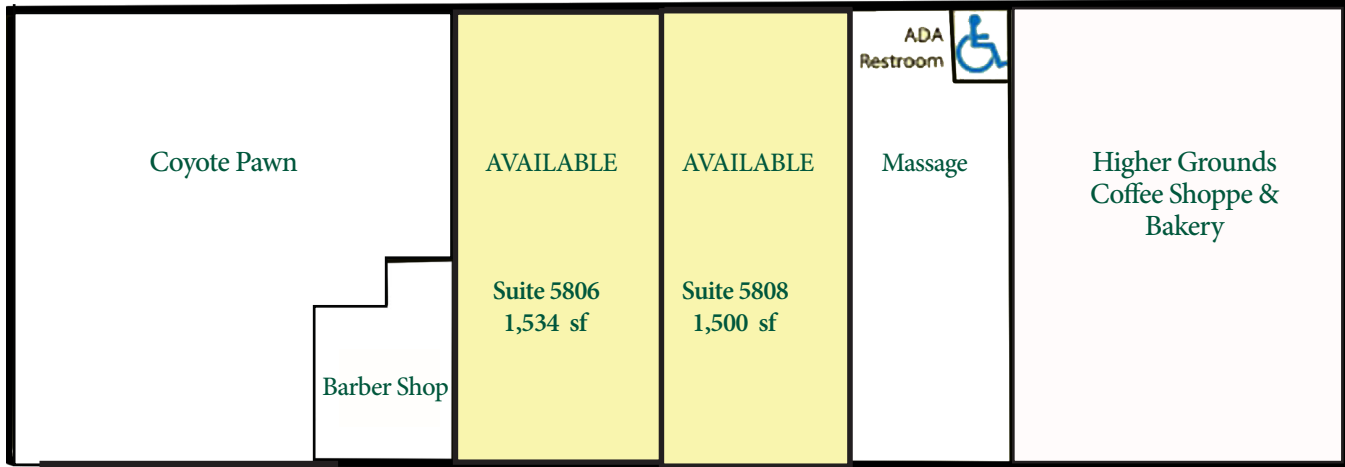
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FOR MORE INFORMATION, CONTACT

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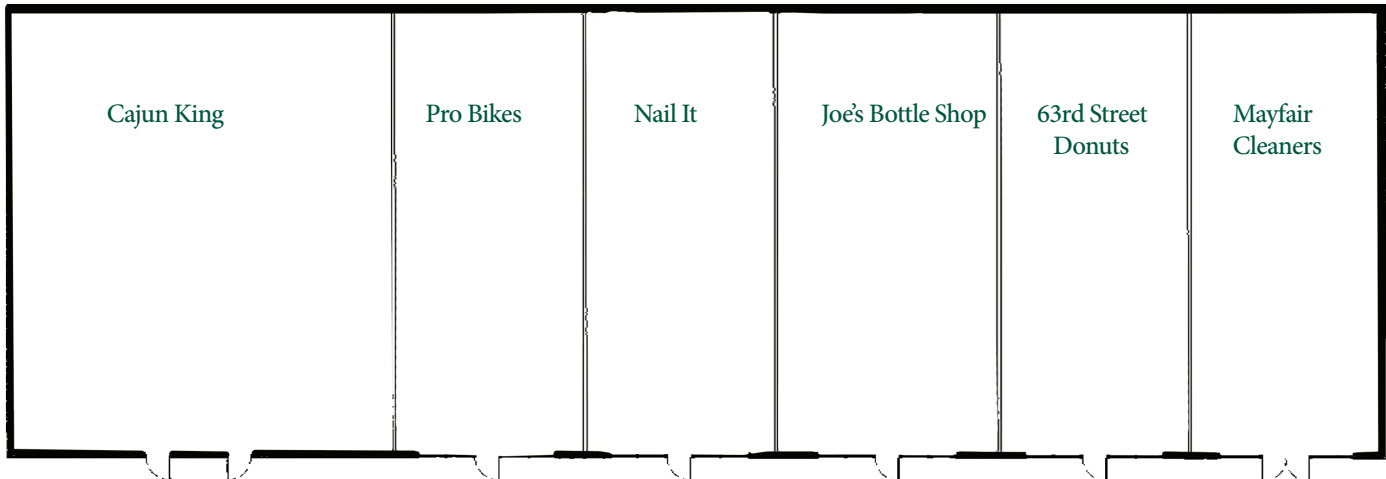


TENANT ROSTER-BUILDING ONE

- Suite 5804 Coyote Pawn
- Suite 5805 Nhi's Barber Shop
- Suite 5806 AVAILABLE - 1,534 SF
- Suite 5808 AVAILABLE - 1,500 SF
- Suite 5810 Massage
- Suite 5812 - 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