

GASLIGHT SQUARE

7100 N WESTERN AVE, OKC, OK 73116



PROPERTY DESCRIPTION

Located between NW 70th and NW 71st on N. Western Ave, Gaslight Square is situated on the eastern side of the City of Nichols Hills, the most exclusive neighborhood in the Oklahoma City MSA. The Western Ave corridor is also home to the finest local dining, boutique shopping, and entertainment venues in Oklahoma City.

Trade area neighbors include Classen Curve (Lululemon, Bassett Furniture, Kendra Scott, Athleta, Balliets, Barre 3, Republic, Cafe 501, Upper Crust Wood Fired Pizza), Classen Triangle (Whole Foods, West Elm, Anthropologie, Zoës Kitchen), Nichols Hills Plaza (Trader Joe's, Pops, Coolgreens, Saturn Grill, Starbucks, Organic Squeeze), Chesapeake Energy Corporation, MidFirst Bank, and many more.

OFFERING SUMMARY

Lease Rate:	\$12.00 - 15.00 SF/yr (NNN)
Available SF:	1,143 - 3,500 SF
Lot Size:	1.34 Acres
Building Size:	18,049 SF

SPACES	LEASE RATE	SPACE SIZE
C-2	\$12.00 - 15.00 SF/yr	1,143 SF
D-1	\$12.00 - 15.00 SF/yr	1,500 SF
D-2	\$12.00 - 15.00 SF/yr	3,500 SF

TRAFFIC COUNTS

N Western Ave	north	12,571
N Western Ave	south	16,490

GEORGE WILLIAMS, CCIM

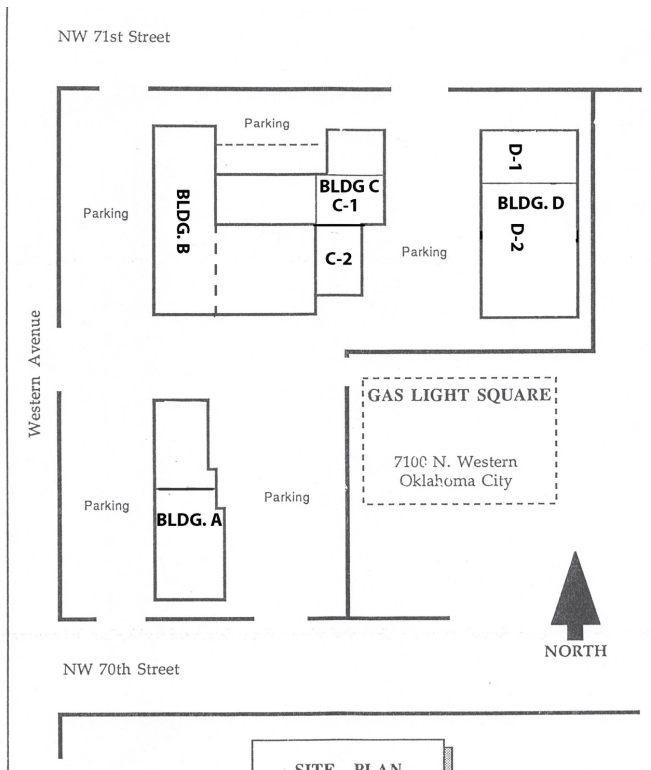
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Suite D-1



Suite D-2

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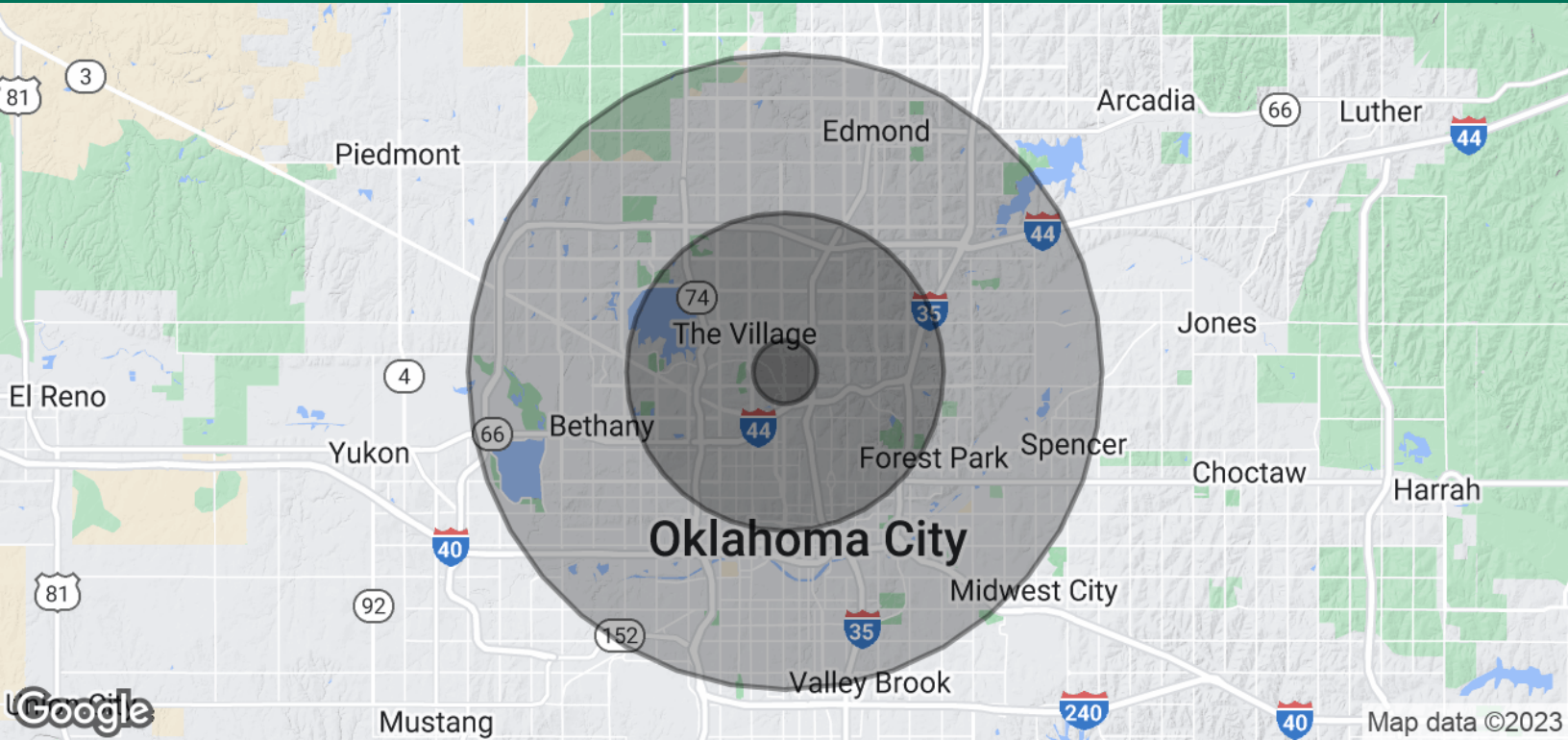
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,839	185,325	630,547
Average Age	39.6	35.8	34.6
Average Age (Male)	36.1	33.9	33.4
Average Age (Female)	41.4	37.1	35.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,438	82,501	253,694
# of Persons per HH	2.4	2.2	2.5
Average HH Income	\$116,453	\$60,030	\$59,958
Average House Value	\$343,938	\$180,258	\$159,011

* Demographic data derived from 2020 ACS - US Census

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