

Former Panera Bread Restaurant For Lease

6800 N Western Avenue, Oklahoma City, OK 73116



OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Building Size:	5,024 SF
Available SF:	5,024 SF
Lot Size:	0.77 Acres
Year Built:	2001
Market:	North Oklahoma City
Submarket:	Nichols Hills

PROPERTY OVERVIEW

This 5,024 SF highly visible fast casual restaurant building with drive-thru is ideally located near Nichols Hills Plaza and Classen Curve, is surrounded by fashionable shops, local eateries, upscale homes, Casady School, Nichols Hills Elementary and major Oklahoma City employers.

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.

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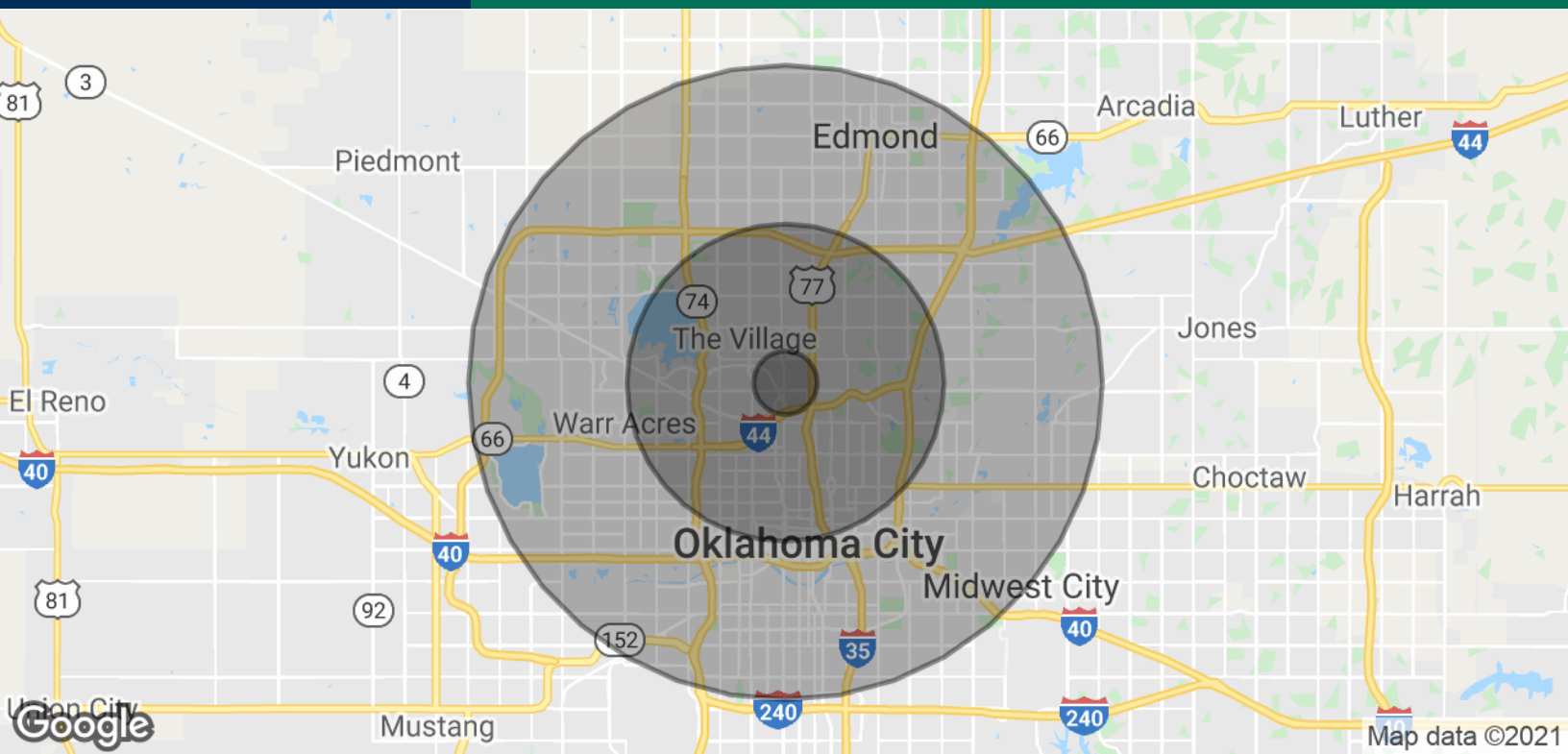


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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	5,182	186,183	636,129
Average age	41.3	35.9	34.5
Average age (Male)	38.1	34.0	33.4
Average age (Female)	43.0	37.1	35.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	2,249	82,580	255,683
# of persons per HH	2.3	2.3	2.5
Average HH income	\$119,370	\$59,283	\$59,474
Average house value	\$351,046	\$177,551	\$157,368

* Demographic data derived from 2010 US Census

TRAFFIC COUNT

N Western Avenue	North / South	16,490
NW 63rd St	East West	16,436 18,959

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