



## OFFERING SUMMARY

Lease Rate:	\$12.00 - 14.00 SF/yr (NNN)
Building Size:	31,804 SF
Available SF:	1,368 - 6,158 SF
Year Built:	1995
Zoning:	PUD
Market:	Northwest OKC

## PROPERTY OVERVIEW

MOVE IN SPECIAL on new leases signed before January 31st 2022. Warwick Crossing at the NE Corner of Rockwell and Hefner Rd in Northwest OKC offers 1,368 - 6,158 contiguous square feet of prime retail space for lease. Situated next to a grocery anchored strip center Warwick Crossing has a new roof, new exterior,, new landscaping. Neighboring tenants include: Crest Foods, Babble Coffee, Dollar General, Anytime Fitness, Dank's Wellness, Velocity Dance Center, and Edward Jones.

## PROPERTY HIGHLIGHTS

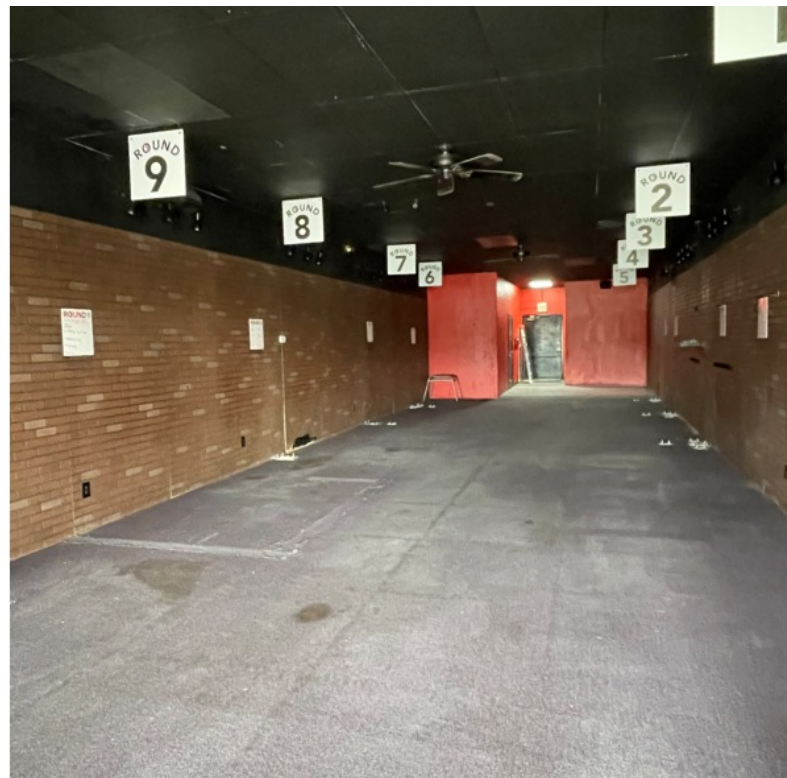
- Available: 1,368 - 6,158 SF
- Rate: \$12-14/NNN
- New Roof; New Exterior; New Landscaping
- Dedicated Turn Lane; Pylon Sign
- 161 Parking Spaces

SPACES	LEASE RATE	SPACE SIZE
B9	\$12.00 - 14.00 SF/yr	6,158 SF
B6	\$12.00 - 14.00 SF/yr	1,368 SF
B2	\$12.00 - 14.00 SF/yr	2,356 SF

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## Warwick Crossing

6909 W Hefner Rd, Oklahoma City, OK 73162



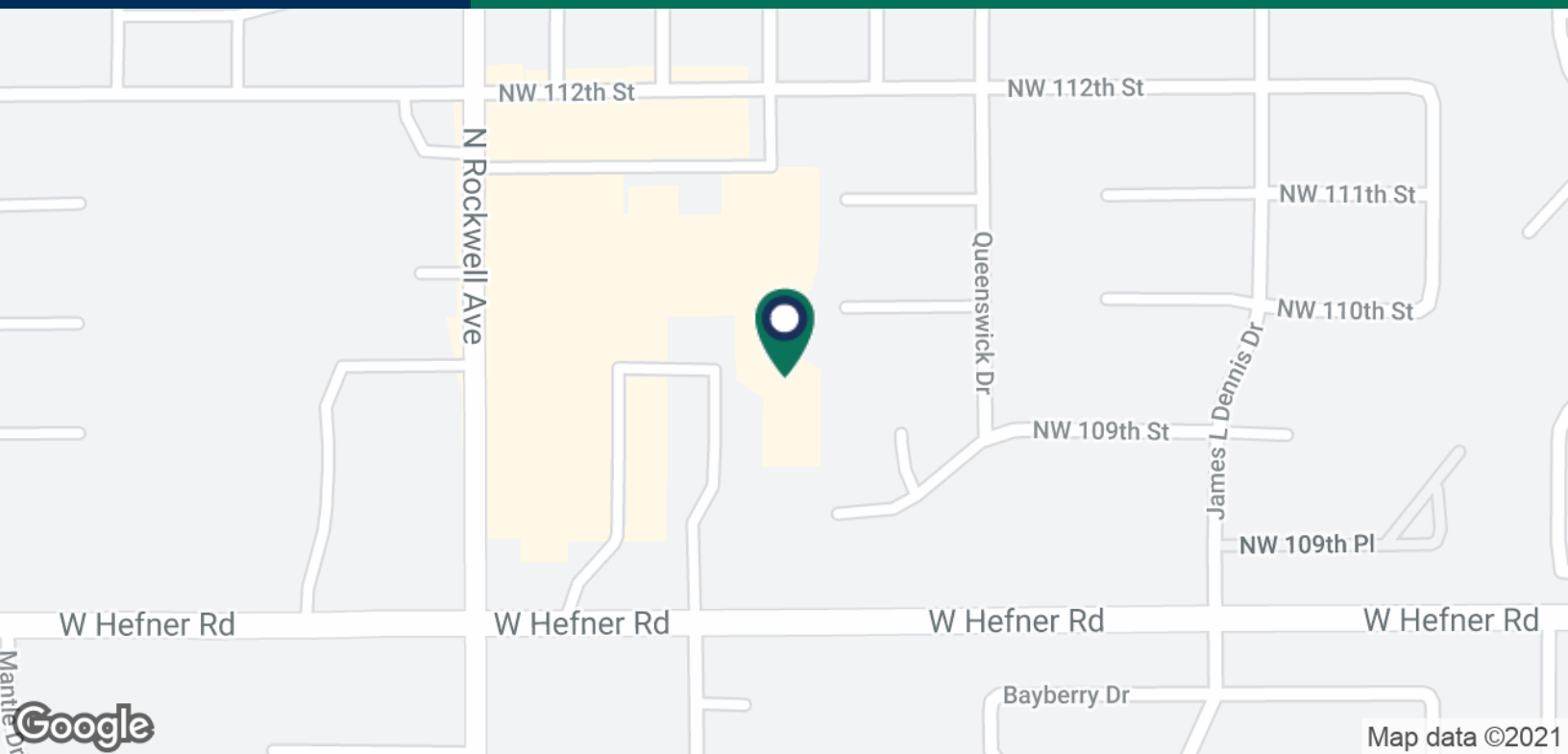
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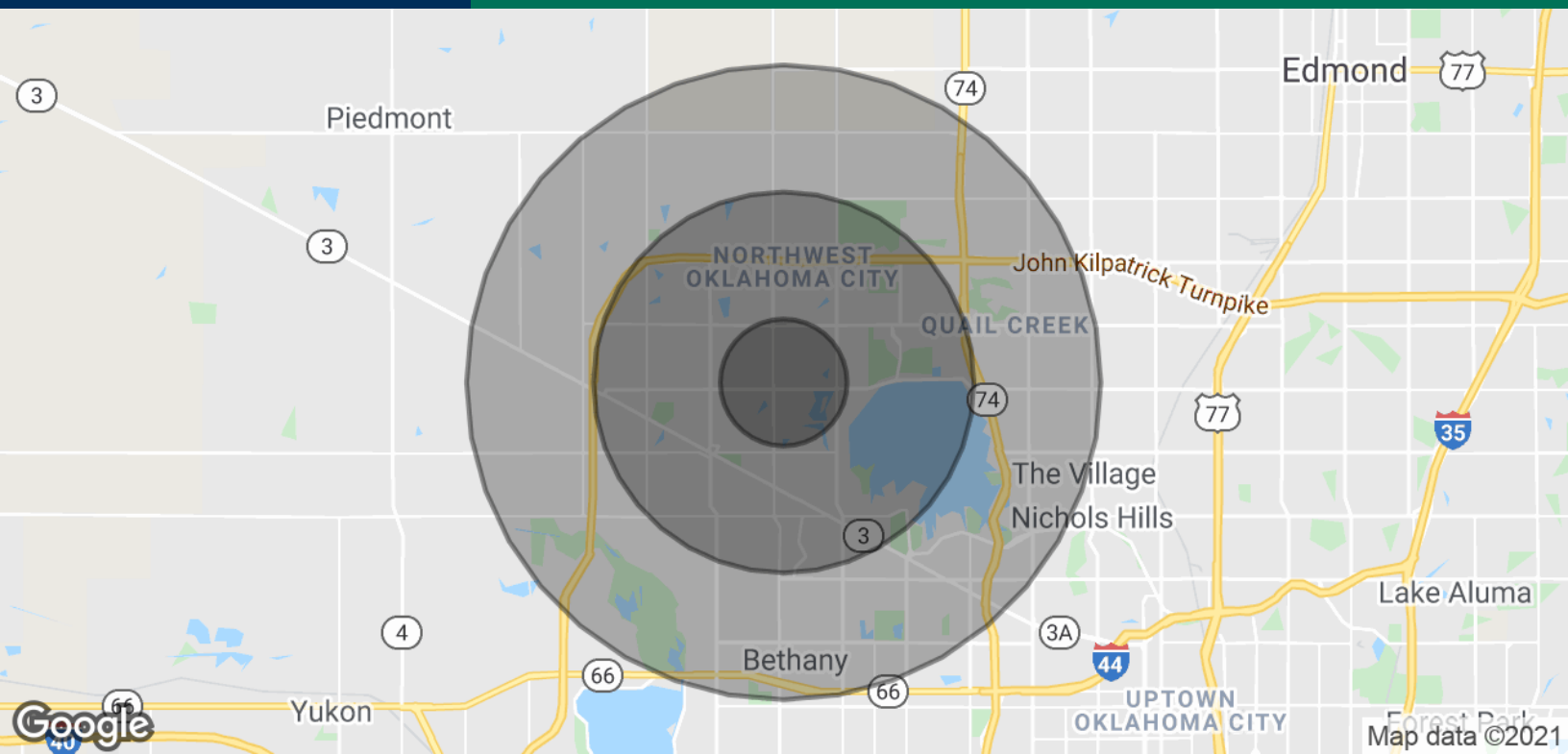
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,288	72,874	130,676
Average age	43.2	38.2	38.6
Average age (Male)	38.8	36.2	37.2
Average age (Female)	45.2	39.4	39.7

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,572	30,047	54,685
# of persons per HH	2.5	2.4	2.4
Average HH income	\$93,731	\$75,260	\$75,222
Average house value	\$165,397	\$188,207	\$173,474

\* Demographic data derived from 2010 US Census

## TRAFFIC COUNT - ACOG

W Hefner Rd	east	21,154
W Hefner Rd	west	19,911
		111521

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