



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

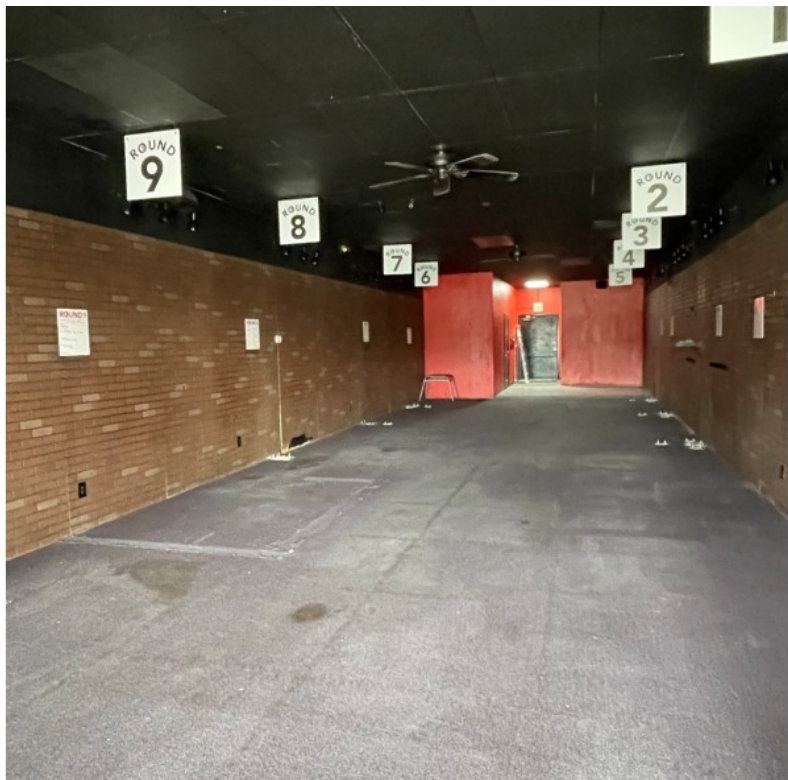
Warwick Crossing at the NE Corner of Rockwell and Hefner Rd in Northwest OKC offers 1,368 - 6,158 contiguous square feet of prime retail space for lease. Situated next to a grocery anchored strip center Warwick Crossing has a new roof, new exterior, new landscaping. Neighboring tenants include: Crest 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

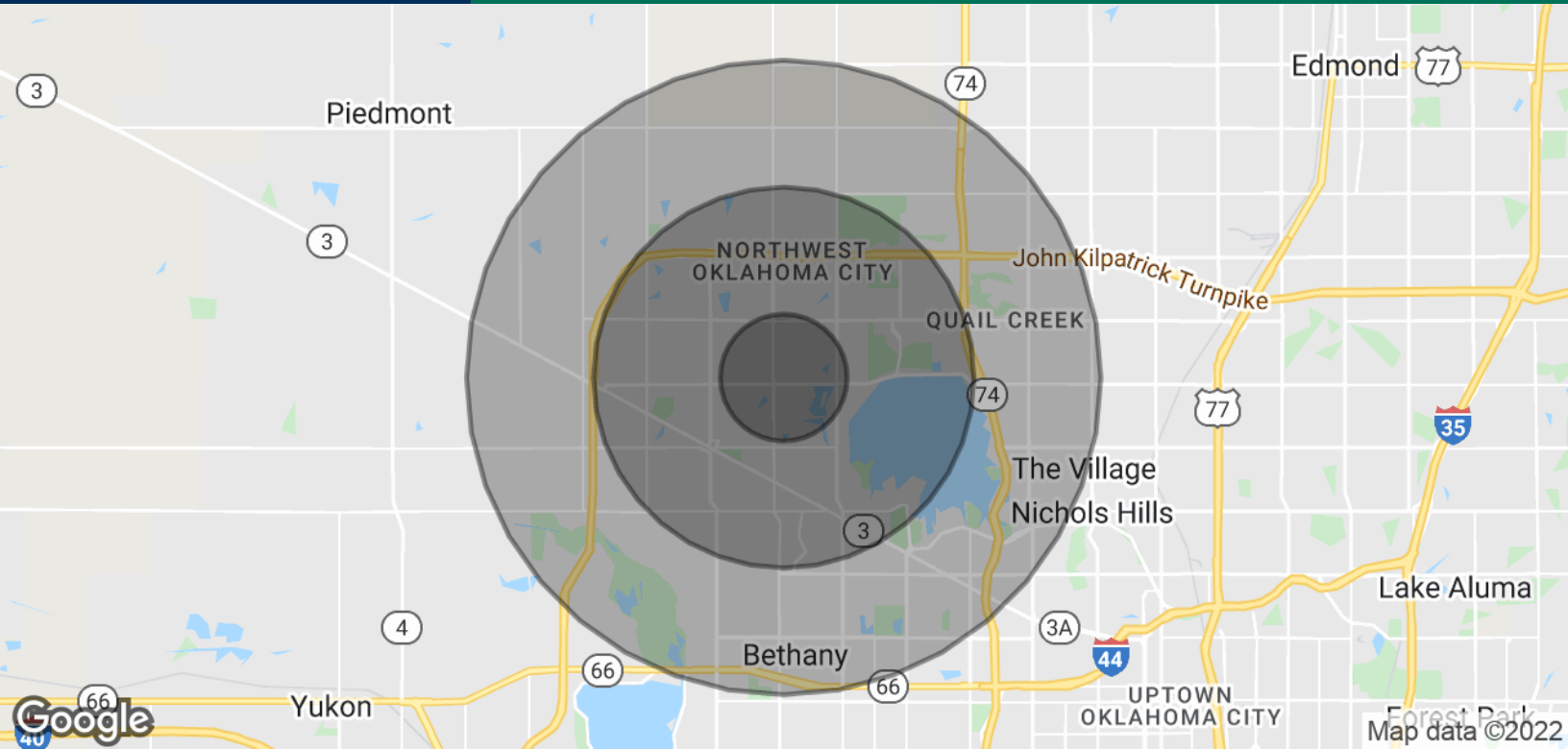
6909 W Hefner Rd, Oklahoma City, OK 73162



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Warwick Crossing

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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 |
| | | 02242022 |

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