



## OFFERING SUMMARY

Lease Rate:	\$12.00 - 14.00 SF/yr (NNN)
Building Size:	10,878 SF
Available SF:	1,690 - 3,575 SF
Lot Size:	0.64 Acres
Market:	North Oklahoma City
Submarket:	Nichols Hills

## PROPERTY OVERVIEW

This highly visible retail center is ideally located less than two miles from Nichols Hills Plaza and Classen Curve. The building is minutes from 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.

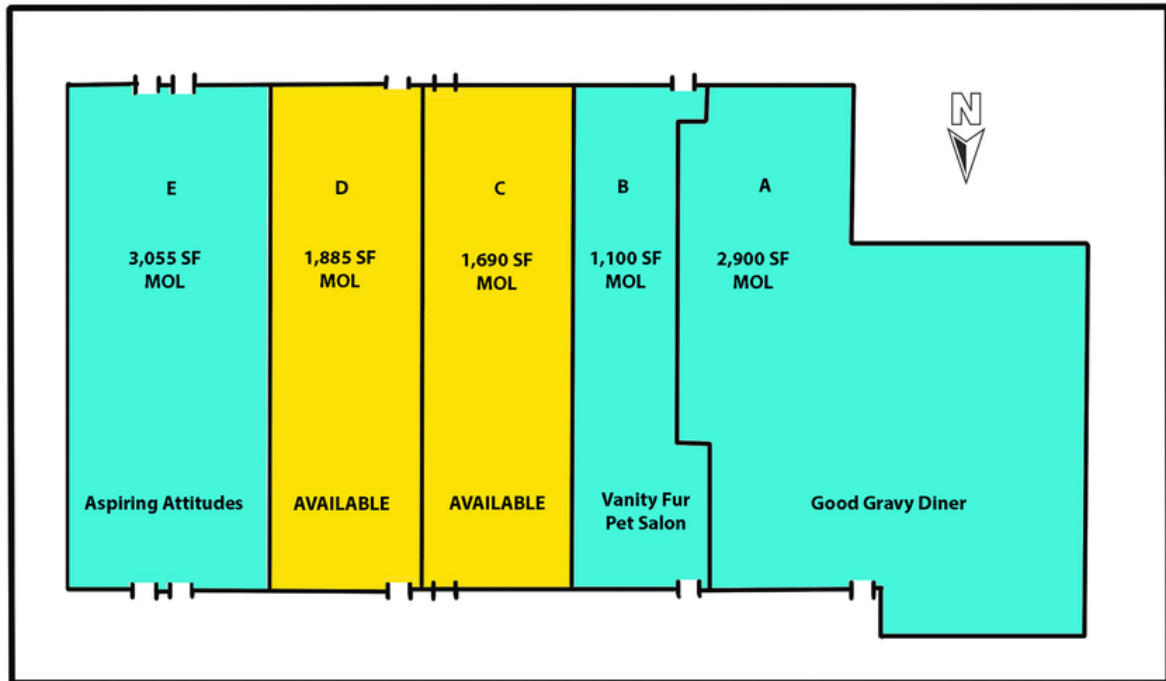
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SPACES	LEASE RATE	SPACE SIZE
Suite C	\$12.00 - 14.00 SF/yr	1,690 - 3,575 SF
Suite D	\$12.00 - 14.00 SF/yr	1,885 - 3,575 SF

**GEORGE WILLIAMS, CCIM**  
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# Wilshire Crossing

8014 N Western Ave, Oklahoma City, OK 73114



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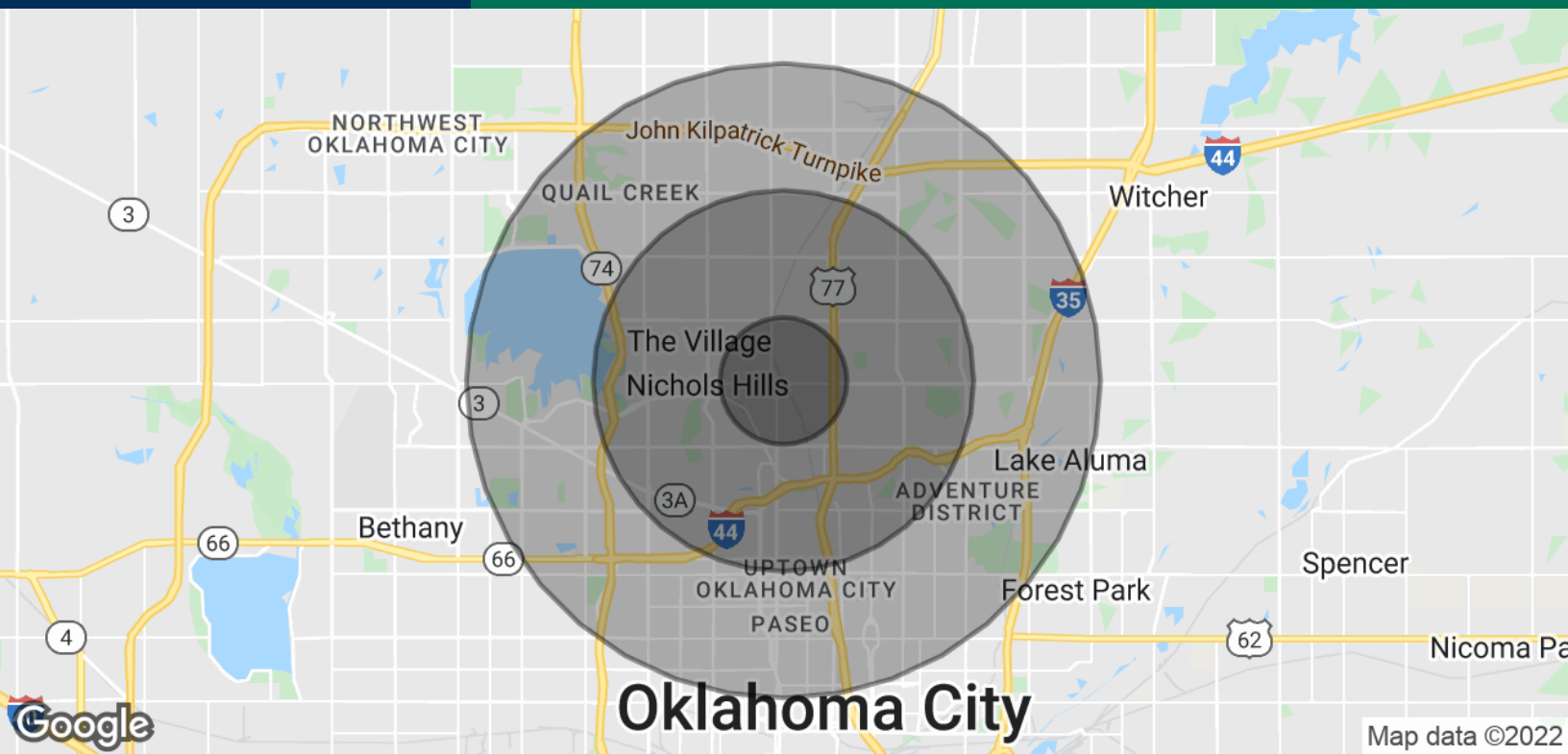
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**POPULATION**

	1 MILE	3 MILES	5 MILES
Total Population	8,403	59,573	173,973
Average Age	33.2	36.9	36.0
Average Age (Male)	29.1	33.4	34.0
Average Age (Female)	35.2	39.0	37.4

**HOUSEHOLDS & INCOME**

	1 MILE	3 MILES	5 MILES
Total Households	3,192	26,482	78,119
# of Persons per HH	2.6	2.2	2.2
Average HH Income	\$80,564	\$73,447	\$63,602
Average House Value	\$239,934	\$213,443	\$188,555

\* Demographic data derived from 2010 US Census

**TRAFFIC COUNTS**

N Western Ave	North	South	12,571   16,490
W Wilshire Blvd	East	West	11,948   7,468