

7612-7628 N. WESTERN AVENUE
OKLAHOMA CITY, OK 73116



Retail Space For Lease

Lease Price: \$18.00/SF NNN

NNN Charges: \$2.60/SF

SUITES AVAILABLE

Suite 7612: 4,124 SF +/-

Suite 7620: 1,800 SF +/-

NAIRED COMMERCIAL
REAL ESTATE

405.840.0600 | NAIRED.COM

NATHAN WILSON
405.760.5327
NATHAN@NAIRED.COM

HENRY JACKSON
405.240.4946
HENRY@NAIRED.COM



PROPERTY OVERVIEW

TOTAL SF	7,983 SF +/-
LOT SIZE	0.67 ACRES +/-
YEAR BUILT	1961
ZONING	COMMERCIAL

- High spending area
- Excellent visibility on N Western Ave
- Adjacent to one of the highest earning zip codes in Oklahoma

DEMOGRAPHICS



POPULATION

1 MILE: 6,508
3 MILES: 64,137
5 MILES: 178,658



AVERAGE HOUSEHOLD INCOME

1 MILE: \$126,253
3 MILES: \$93,687
5 MILES: \$85,201



TOTAL HOUSEHOLDS

1 MILE: 2,642
3 MILES: 29,470
5 MILES: 82,670



- 1.2 MILES FROM US-77
- 1.5 MILES FROM I-44
- 2 MILES FROM I-235
- 3.8 MILES FROM KILPATRICK TURNPIKE

7612 N. WESTERN AVENUE - PHOTOS



7612-7628 N. WESTERN AVENUE - AERIAL

