

7101 NORTHWEST EXPRESSWAY

OKLAHOMA CITY, OK 73132



OFFERING SUMMARY

Lease Rate:	\$11 - 13 SF/yr (NNN)
Building Size:	18,228 SF
Available SF:	1,440 - 9,203 SF
Number of Units:	5
Year Built:	1986
Renovated:	2024
Zoning:	C-3

PROPERTY OVERVIEW

OFFICE / RETAIL / FLEX space - Introducing a prime leasing opportunity at 7101 Northwest Expressway, Oklahoma City, OK, 73132. This modern commercial property offers an ideal location for businesses seeking visibility and accessibility. With customizable interior spaces, ample parking, and high-traffic exposure, this property is well-suited for retail, office, a roll up door can be added to the back of the center for a flex user, or restaurant use. The well-maintained exterior and professional landscaping create an inviting presence, while the interior boasts versatile layouts and amenities. Convenient access to major roadways enhances connectivity for customers and employees alike. Don't miss the chance to elevate your business in this prominent and versatile property. Experience a new level of commercial potential at 7101 Northwest Expressway.

PROPERTY HIGHLIGHTS

- - Prime location on Northwest Expressway
- - Customizable interior spaces
- - Ample on-site parking
- - High-traffic exposure

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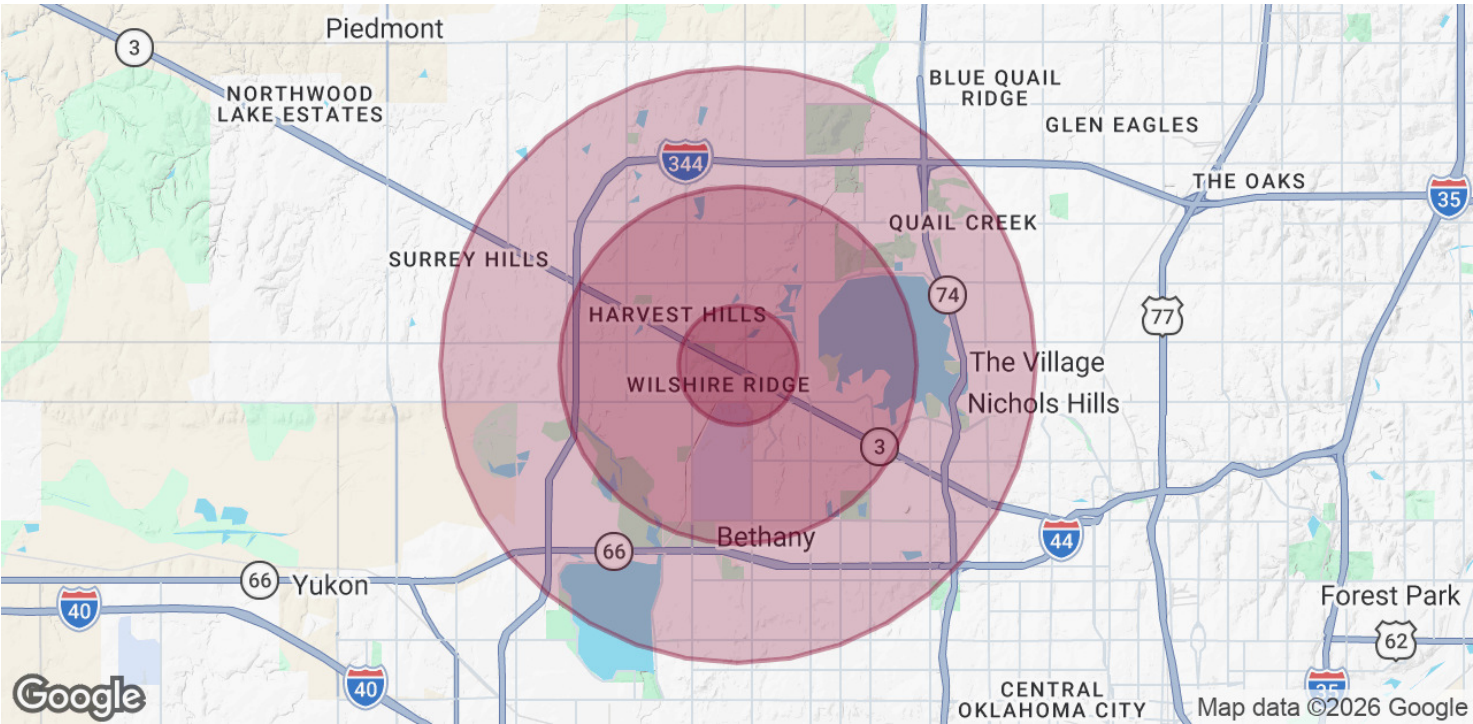
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,362	75,012	170,587
Average Age	38.2	38.7	37.8
Average Age (Male)	34.1	37.1	37.0
Average Age (Female)	43.4	40.1	38.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,309	31,113	71,791
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$75,213	\$89,610	\$94,023
Average House Value	\$212,234	\$233,299	\$260,389

2023 American Community Survey (ACS)

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