

ROCKWELL NORTHWEST

6900 NW EXPRESSWAY, OKLAHOMA CITY, OK



PROPERTY OVERVIEW




Located at the SEC of NW Expressway and N. Rockwell Ave.
High traffic counts in excess of 70,000 vpd
Great Visibility and ingress/egress from multiple access points along NW Expressway and Rockwell
Outstanding combination of co-tenants including Hobby Lobby, Starbucks, Chick-Fil-A, Wingstop, US Cellular, Edible Arrangements and others
Over 1.5 million square feet of retail power within 1/2 mile of the intersection including Target, Ulta, TJ Maxx, Ross, PetSmart, Aldi, PetCo, Westlake Hardware, Walmart, Sam's, Home Depot, Kohls and many others

TRAFFIC COUNTS

N. ROCKWELL AVE	29,010 VPD
NW EXPRESSWAY	42,233 VPD

GLA: 154,944 SF WEB LINK: jahrealty.propertycapsule.com/rockwellnorthwest

DEMOGRAPHICS

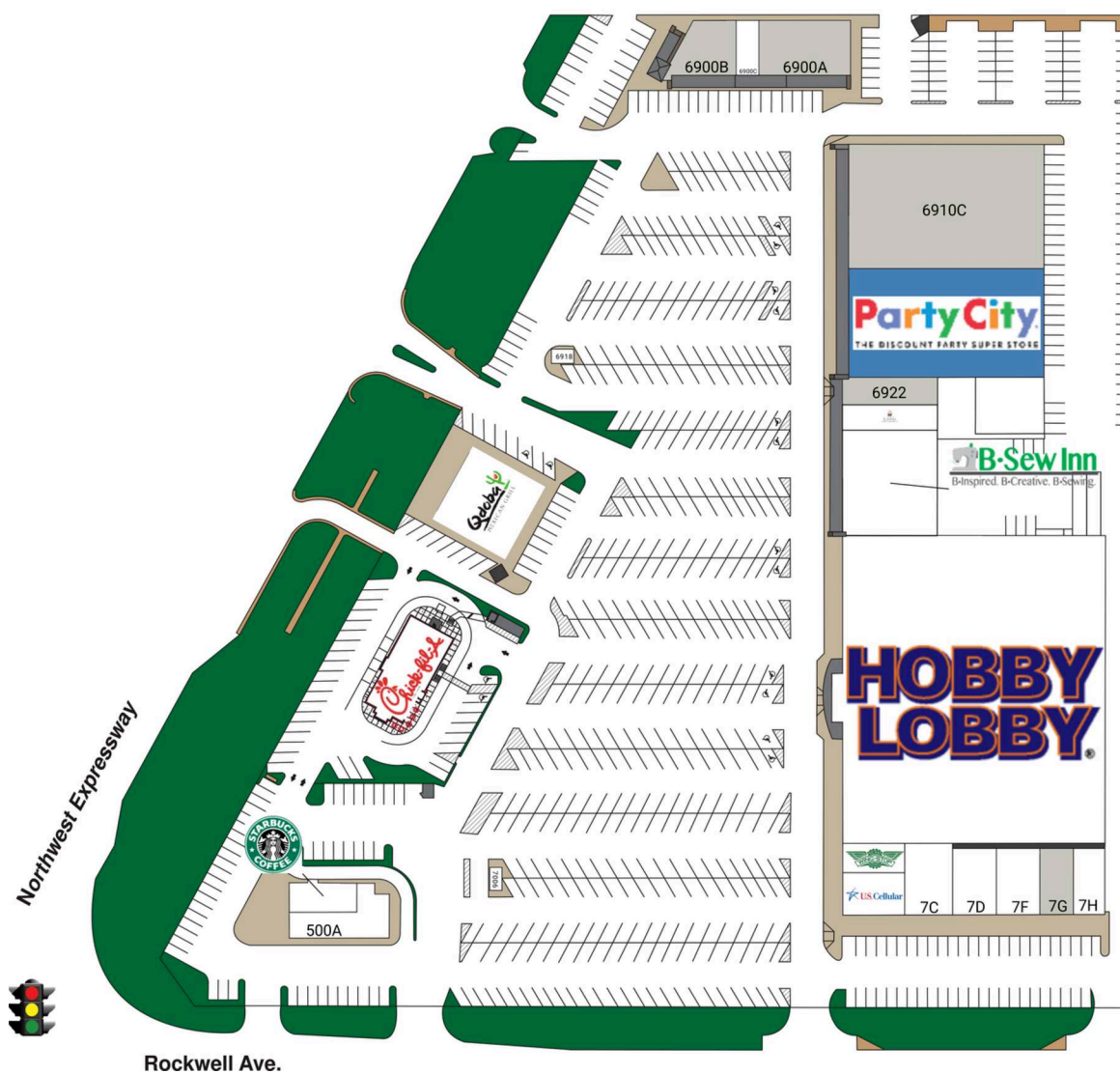
2023 ESTIMATES	 TOTAL POPULATION	 DAYTIME POPULATION	 AVG. HH INCOME
3 MILE	79,954	71,614	\$80,721
5 MILE	180,922	183,694	\$83,210

LEASING CONTACT

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TENANT	SQFT
7A US Cellular	2,025
7B Wing Stop	1,430
7C Select Physical Th...	2,752
7D Paris Nails	2,462
7F Dr. Justin Biggs	2,200
7G Available	1,952
7H Chung & Waggoner H...	1,652
500A Mercy Go-Health Ur...	2,732
500B Starbucks	1,637
6900A Available	4,542
6900B Available	2,700
6900C Fix My Phone	1,028
6910C Available	19,775
6918 Shimmers	240
6920A Party City	16,975
6922 Available	2,069
6924 Edible Arrangements	1,700
6926 B Sew Inn	8,356
7002 Qdoba Mexican Grill	4,200
7004 Chick-Fil-A	3,921
7006 Gyro Express	360
7102 Hobby Lobby	66,429

Availability Potential Availability

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