



OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Building Size:	6,216 SF
Available SF:	6,216 SF
Lot Size:	0.48 Acres
Market:	North Oklahoma City
Submarket:	Nichols Hills

PROPERTY OVERVIEW

This 6,216 SF highly visible restaurant building is ideally located near Nichols Hills Plaza and Classen Curve. The building is surrounded by 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.

PROPERTY HIGHLIGHTS

- Private room for parties
- Flexible layout
- Curbside Parking
- Additional Parking in the Rear

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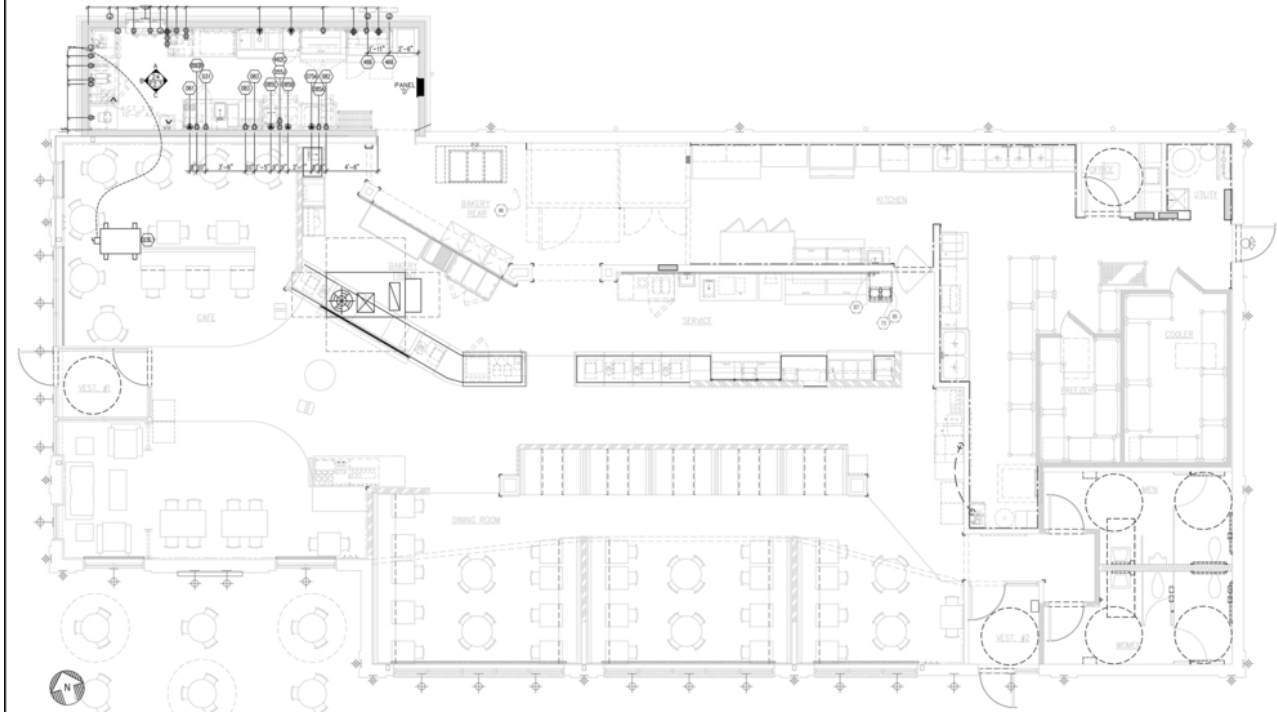
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Former Hideway Restaurant For Lease
6616 N Western Avenue, Oklahoma City, OK 73116



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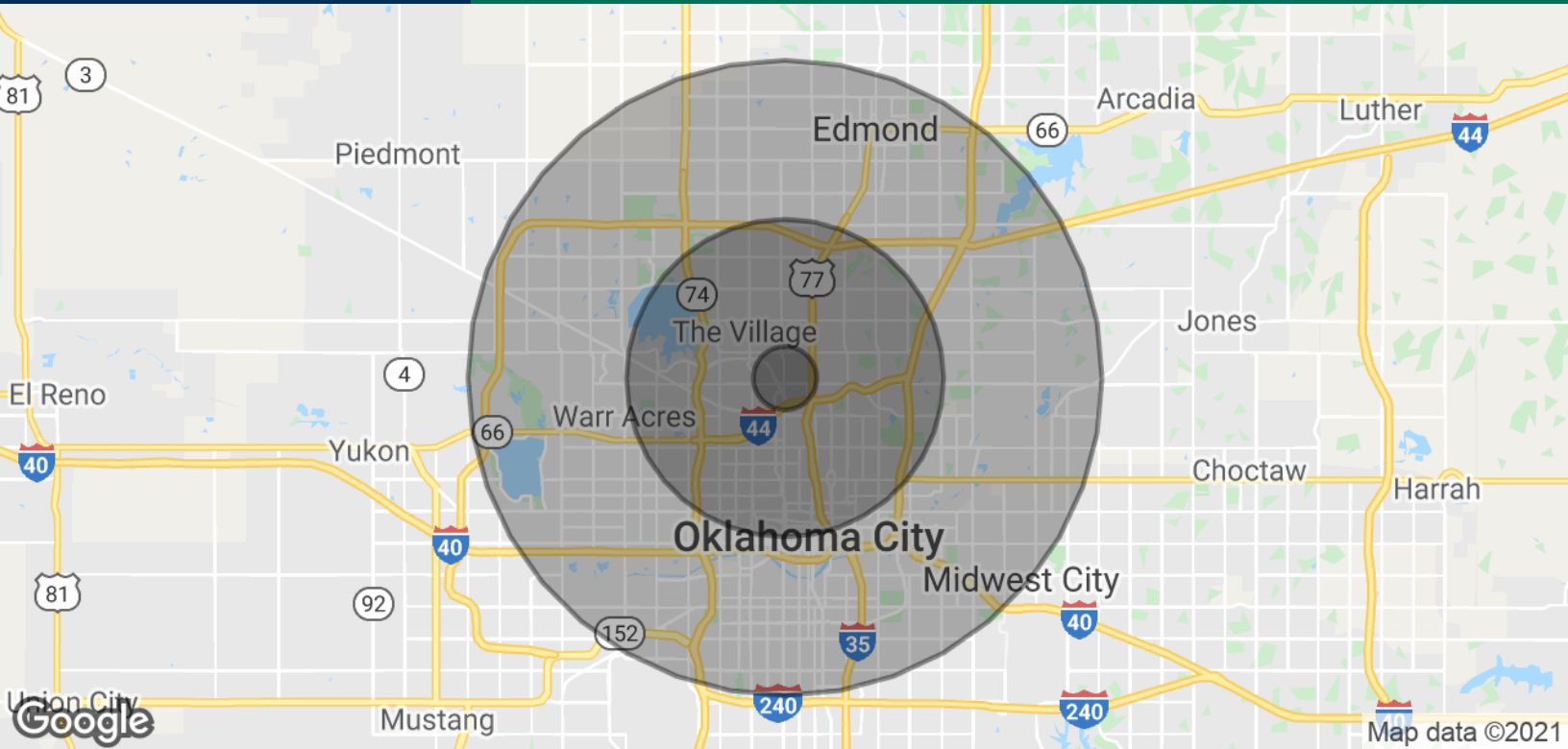


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Former Highway Restaurant For Lease

6616 N Western Avenue, Oklahoma City, OK 73116



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	5,031	185,529	640,509
Average age	42.2	35.9	34.6
Average age (Male)	39.2	34.0	33.4
Average age (Female)	43.8	37.1	35.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	2,226	82,334	257,401
# of persons per HH	2.3	2.3	2.5
Average HH income	\$122,074	\$59,161	\$59,469
Average house value	\$355,651	\$176,325	\$156,584

* Demographic data derived from 2010 US Census

TRAFFIC COUNT

N Western Ave	North / South	16,490
NW 63rd St	East West	16,436 18,959

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