



OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Building Size:	4,635 SF
Available SF:	4,635 SF
Lot Size:	0.48 Acres
Market:	North Oklahoma City
Submarket:	Nichols Hills

PROPERTY OVERVIEW

This 4,635 SF highly visible upscale 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

- Curbside Parking | Additional Parking in the Rear
- Fully Furnished
- Kitchen Equipment included
- Private Dining/banquet room
- Outdoor Seating

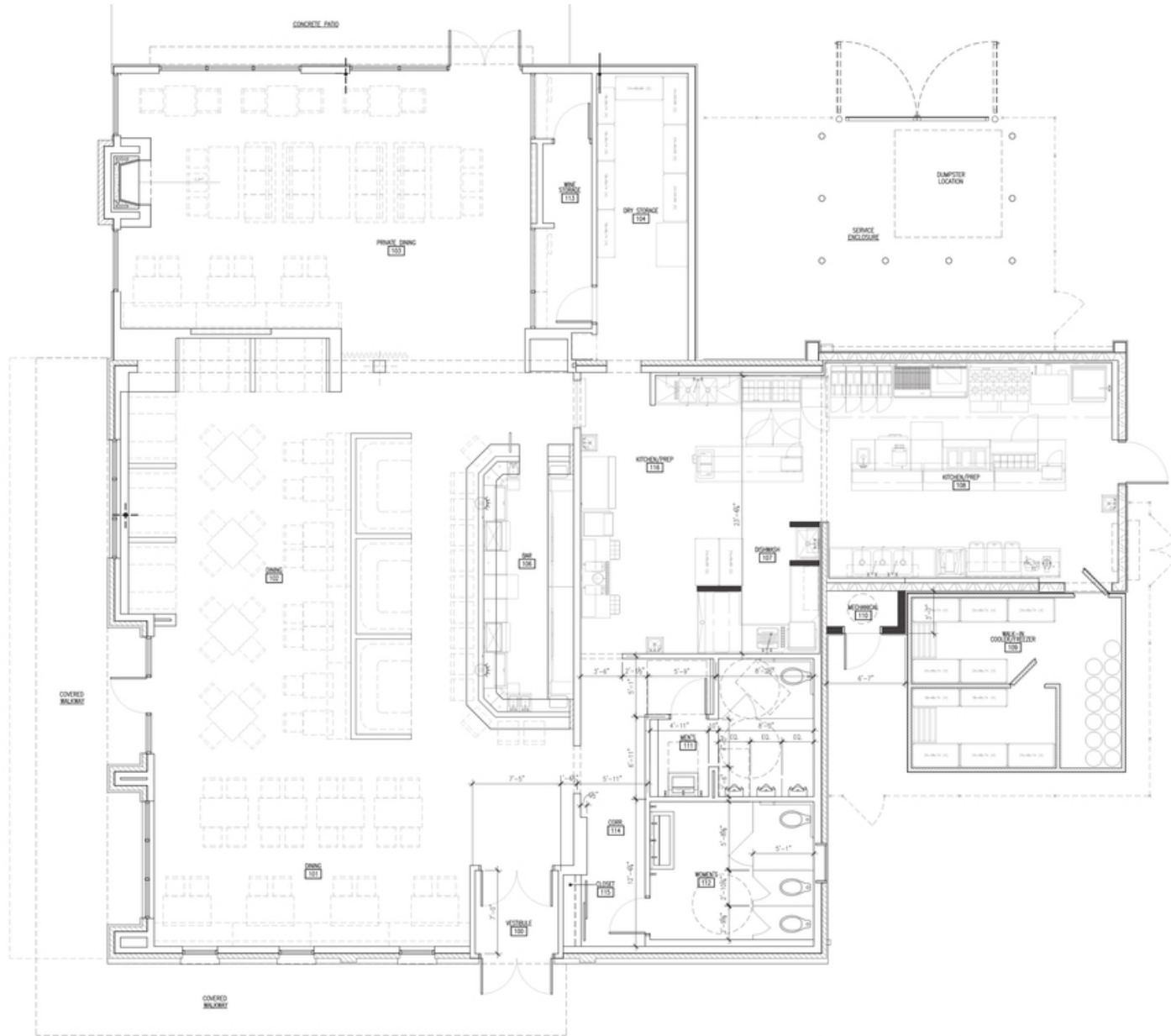
GEORGE WILLIAMS, CCIM
405.239.1270
gwilliams@pricedwards.com
pricedwards.com

EV ERNST
405.843.7474
ernst@pricedwards.com
pricedwards.com



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1 FLOOR PLAN
SCALE: 1/4"=1'-0"
FIRE AREA = 4,388 SQ. FT.

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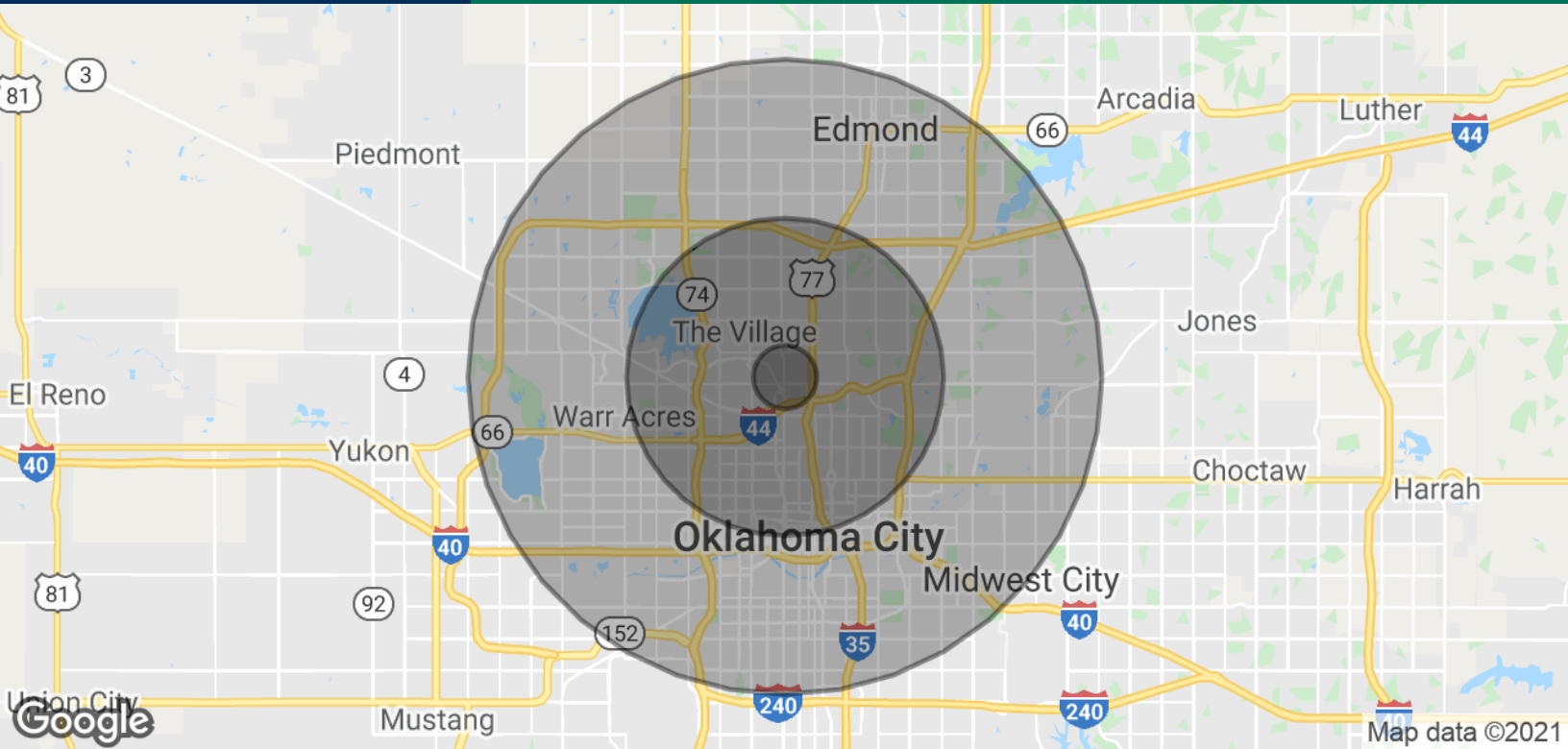
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Former West Restaurant For Lease
6714 N Western Avenue, Oklahoma City, OK 73116



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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	5,133	186,176	640,654
Average age	41.8	35.9	34.6
Average age (Male)	38.7	34.0	33.4
Average age (Female)	43.5	37.1	35.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	2,254	82,640	257,652
# of persons per HH	2.3	2.3	2.5
Average HH income	\$120,859	\$59,309	\$59,508
Average house value	\$352,445	\$178,288	\$158,035

* 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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