

7612 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 MOL

**NAIRED** COMMERCIAL  
REAL ESTATE  
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## 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

# 7612-7628 N. WESTERN AVENUE



# 7612-7628 N. WESTERN AVENUE AERIAL

