

# B.D. EDDIE ENTERPRISES

REAL ESTATE DEVELOPMENT AND MANAGEMENT



## AVAILABLE FOR LEASE

- 6616 N WESTERN - 6,035 sf +/-
- 6714 N WESTERN - 4,596 sf +/-
- Prime commercial location adjacent to Nichols Hills
- Near Classen Curve, Belle Isle, and Penn Square Mall
- Excellent visibility and access
- Emerging developments in the immediate neighborhood include retail, multi-family, and office uses
- Western Avenue is a main arterial connector for North OKC to Edmond

6616 AND 6714 N WESTERN AVE  
OKLAHOMA CITY, OK 73116

405-843-5060

info@bde-kbi.com  
www.bde-kbi.com/66w

The depictions, plans, and pricing information contained herein are subject to change without notice, and no representation or warranty, express or implied, is made with respect to the matters depicted or stated herein.



\$96,647 AVG HH INCOME\*



113,634 DAYTIME POP\*

\*3-mile demos\*

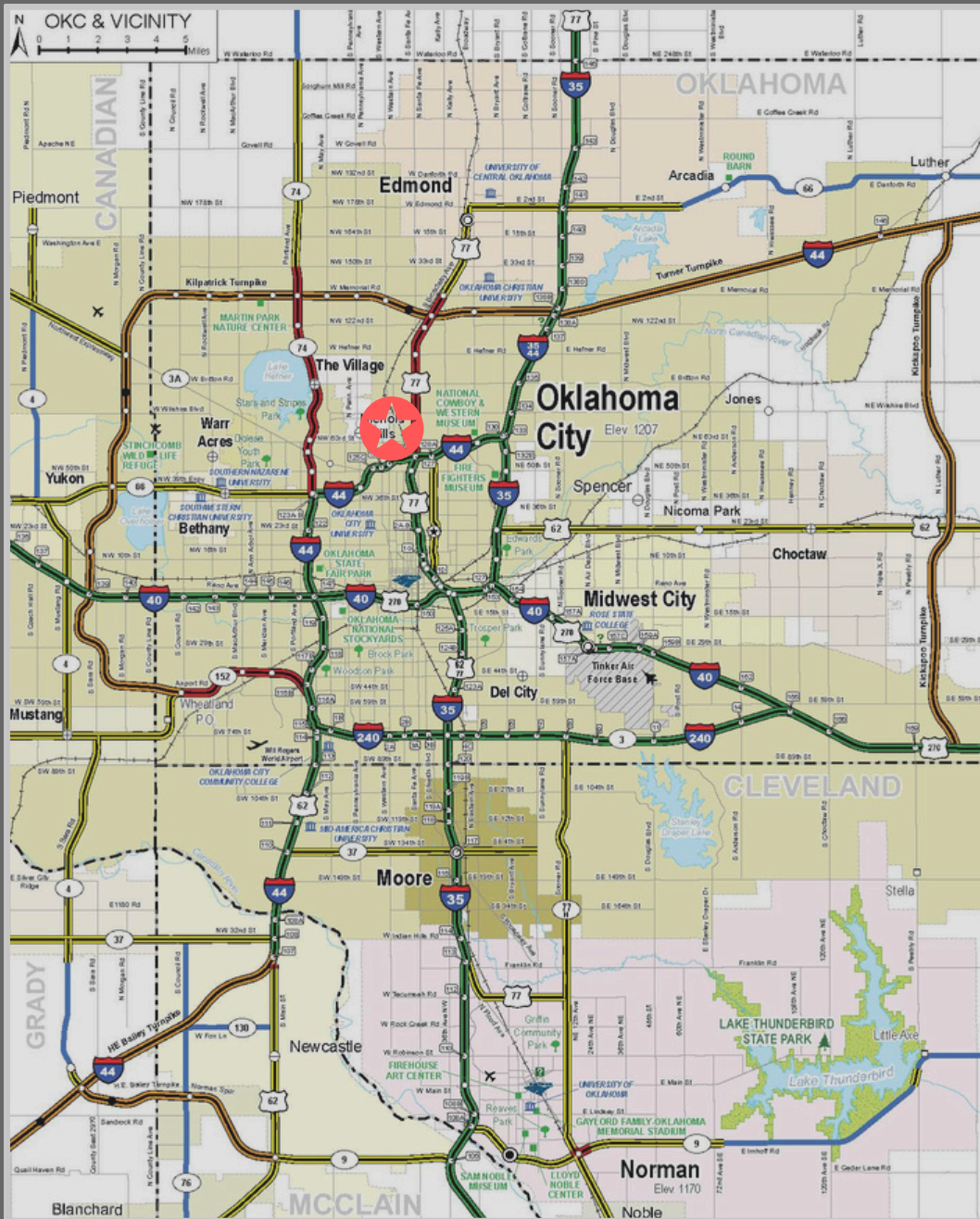


3-5 YR LEASE TERMS \$20/SF NNN



DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	4,061	68,508	183,885
DAYTIME POPULATION	15,822	113,634	309,634
AVERAGE HH INCOME	\$206,589	\$96,647	\$85,668

**OKC METRO MAP**



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