

B.D. EDDIE ENTERPRISES

REAL ESTATE DEVELOPMENT AND MANAGEMENT



AVAILABLE FOR LEASE

- 6616 N WESTERN - 6,035 sf +/-
- 6714 N WESTERN - 4,596 sf +/-
- 142 parks available
- 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**



\$109,648 AVG HH INCOME*



116,649 DAYTIME POP*

3-mile demos



3 YR LEASE TERM \$20/SF NNN

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.



DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	4,128	69,282	185,718
DAYTIME POPULATION	16,875	116,649	313,916
AVERAGE HH INCOME	\$269,717	\$109,608	\$94,259

OKC METRO MAP

