

# B.D. EDDIE ENTERPRISES

REAL ESTATE DEVELOPMENT AND MANAGEMENT



## RETAIL SPACE FOR LEASE

- PRIME COMMERCIAL LOCATION ADJACENT TO NICHOLS HILLS
- 1,280 SF AVAILABLE
- END CAP W. DRIVE THRU
- RETAIL NEIGHBORS INCLUDE - CLASSEN CURVE, WHOLE FOODS, TRADER JOE'S, AND LULULEMON
- RESTAURANT NEIGHBORS INCLUDE - TOKYO JAPANESE, CITY BITES, SPARK BURGERS, EMPIRE SLICE, CAVA, AND FLOWER CHILD
- EXCELLENT VISIBILITY AND ACCESS
- EMERGING DEVELOPMENTS IN THE IMMEDIATE NEIGHBORHOOD INCLUDE RETAIL, MULTI-FAMILY,
- WESTERN AVENUE IS A MAIN ARTERIAL CONNECTOR FOR NORTH OKC to EDMOND

**6600 N WESTERN AVE  
OKLAHOMA CITY, OK 73116**

**405-843-5060**

**info@bde-kbi.com  
www.bde-kbi.com/6600**



**\$267,595 AVG HH INCOME\***



**16,813 DAYTIME POP\***

**\*1-mile demos**



**\$20/SF - END CAP  
3 YEAR TERM**

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.



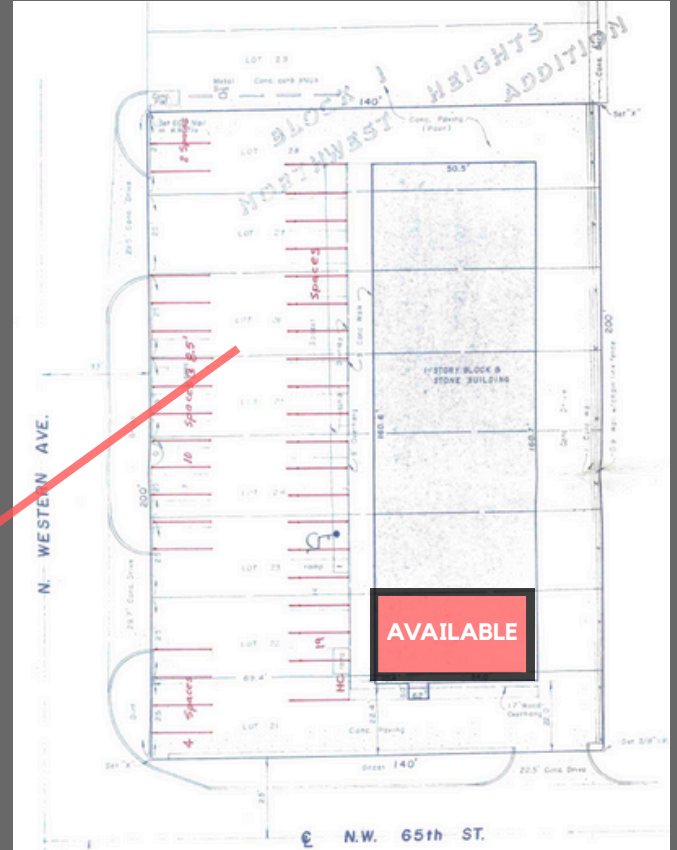


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DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	4,079	69,401	187,392
DAYTIME POPULATION	16,813	117,305	324,496
AVERAGE HH INCOME	\$267,595	\$109,375	\$94,052

## SITE PLAN\*



\*This site plan is schematic in nature and is provided only for marketing purposes.

## OKC METRO MAP



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