

B.D. EDDIE ENTERPRISES

REAL ESTATE DEVELOPMENT AND MANAGEMENT

available
for lease /
redevelopment

4,596 sf +/-; \$20.00/SF

6714 N WESTERN AVE
OKC, OK 73116



next door to
affluent nichols hills



excellent western
ave exposure



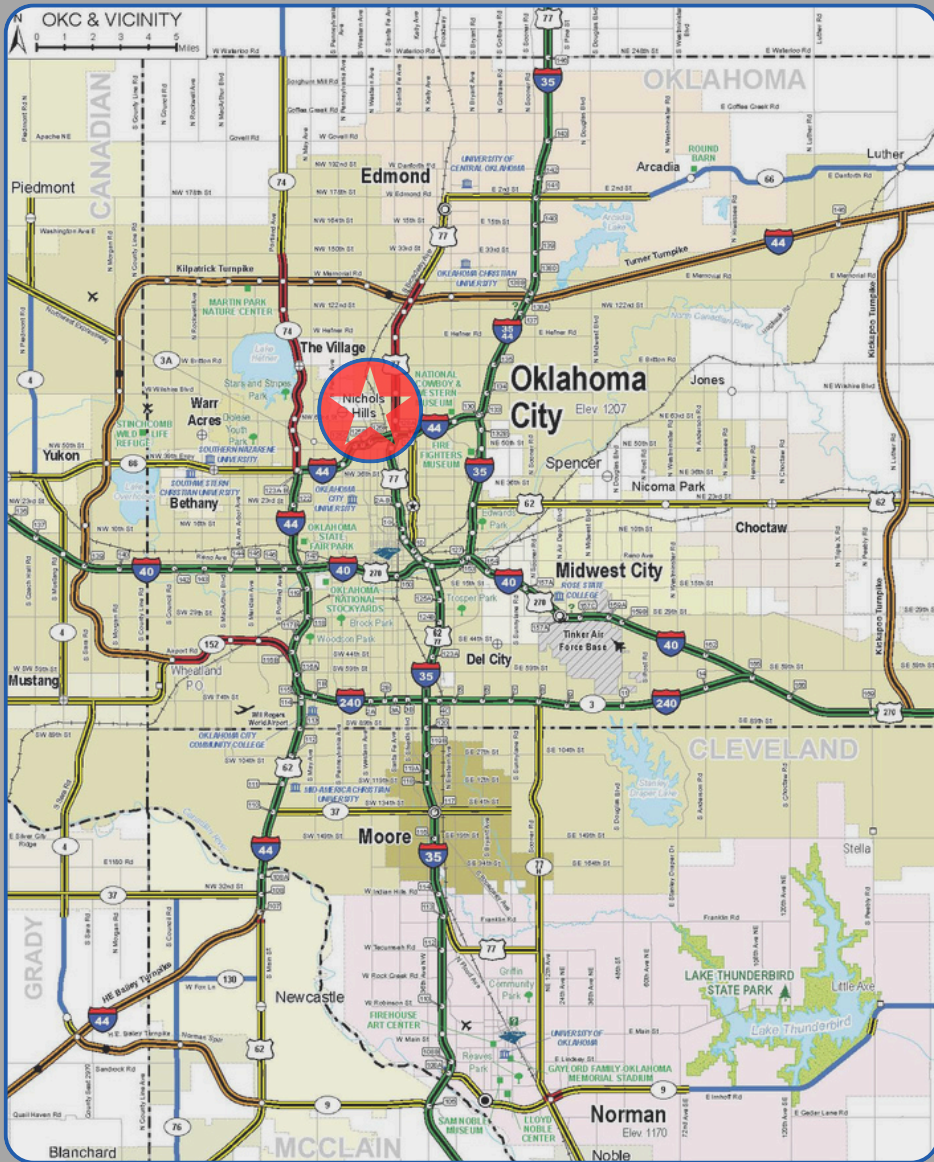
multiple purpose
potential

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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OKC METRO MAP



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

- 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 City OKC to Edmond



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