# B.D. EDDIE ENTERPRISES

REAL ESTATE DEVELOPMENT AND MANAGEMENT

# available for lease / redevelopment

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

- NEAR NICHOLS HILLS
- NEAR - CLASSEN CURVE, WHOLE FOODS, TRADER JOE'S, THE OAK, THE PEAKE
- WESTERN AVENUE FRONTAGE

**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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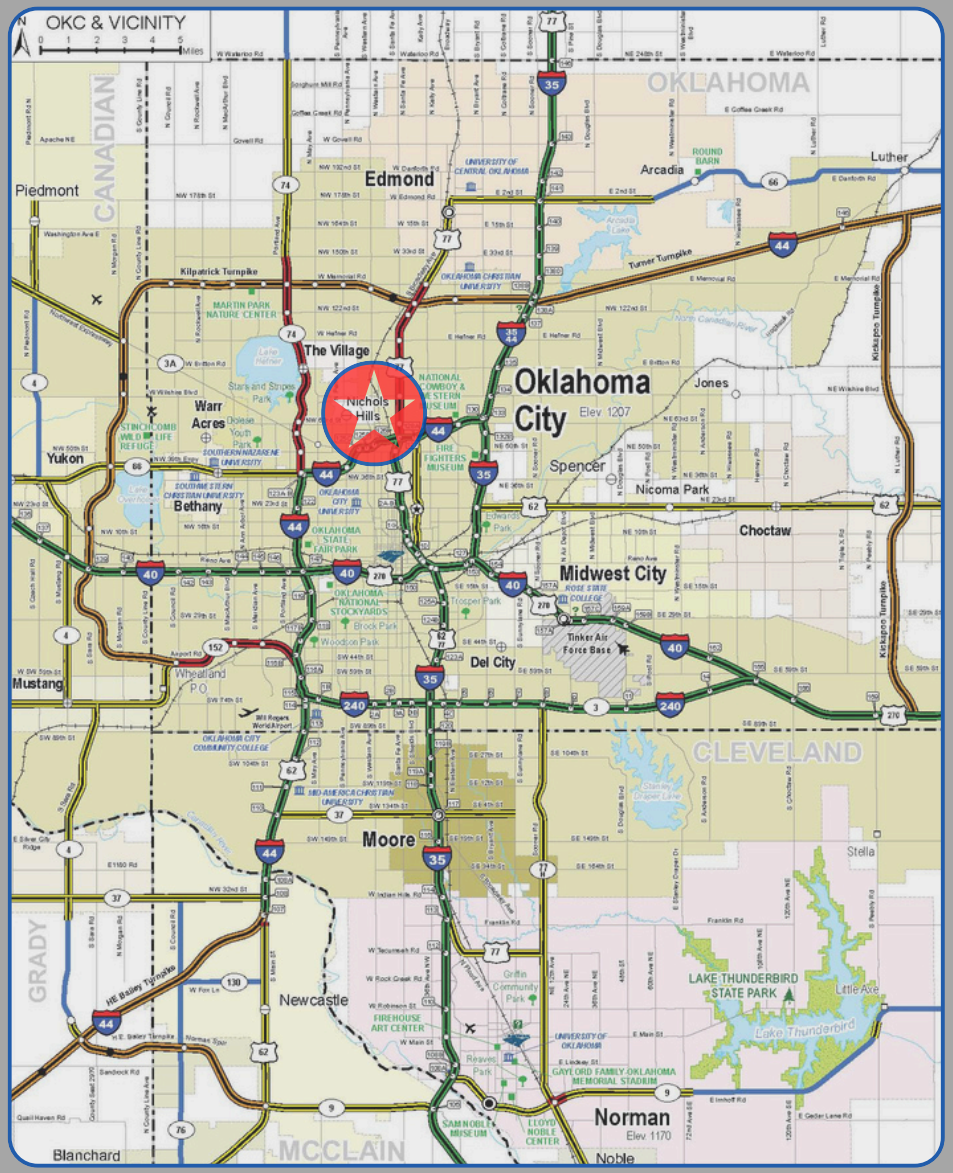
## OKC METRO MAP




| 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 OKC to Edmond

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