

# NICHOLS HILLS CROSSING

7310 N WESTERN AVE, NICHOLS HILLS, OK

JAH  
REALTY



## PROPERTY OVERVIEW

Located between NW 73rd and NW 74th on N. Western Ave

Tenant mix includes Kamp's Meat Market, Bin 73 Wine Bar, NexGen Fitness, Eyecare Boulevard, Radian, OKC Sweets and more.

Property is situated on the eastern side of the City of Nichols Hills which is widely known as most exclusive neighborhood in the Oklahoma City MSA.

Located along the Western Ave corridor, which is home to the finest local dining, boutique shopping, and entertainment venues in Oklahoma City

Convenient to Broadway Extension (I-235) to the east and I-44 (south)

Excellent visibility with head-in parking across the entire project

## TRAFFIC COUNTS

N. WESTERN AVE

15,891

GLA: 22,252 SF

WEB LINK: [jahrealty.propertycapsule.com/nicholshillscrossing](http://jahrealty.propertycapsule.com/nicholshillscrossing)

## DEMOGRAPHICS

### 2025 ESTIMATES

3 MILE

5 MILE



TOTAL  
POPULATION

63,948

174,262



DAYTIME  
POPULATION

78,639

205,705



AVG. HH  
INCOME

\$81,530

\$73,462

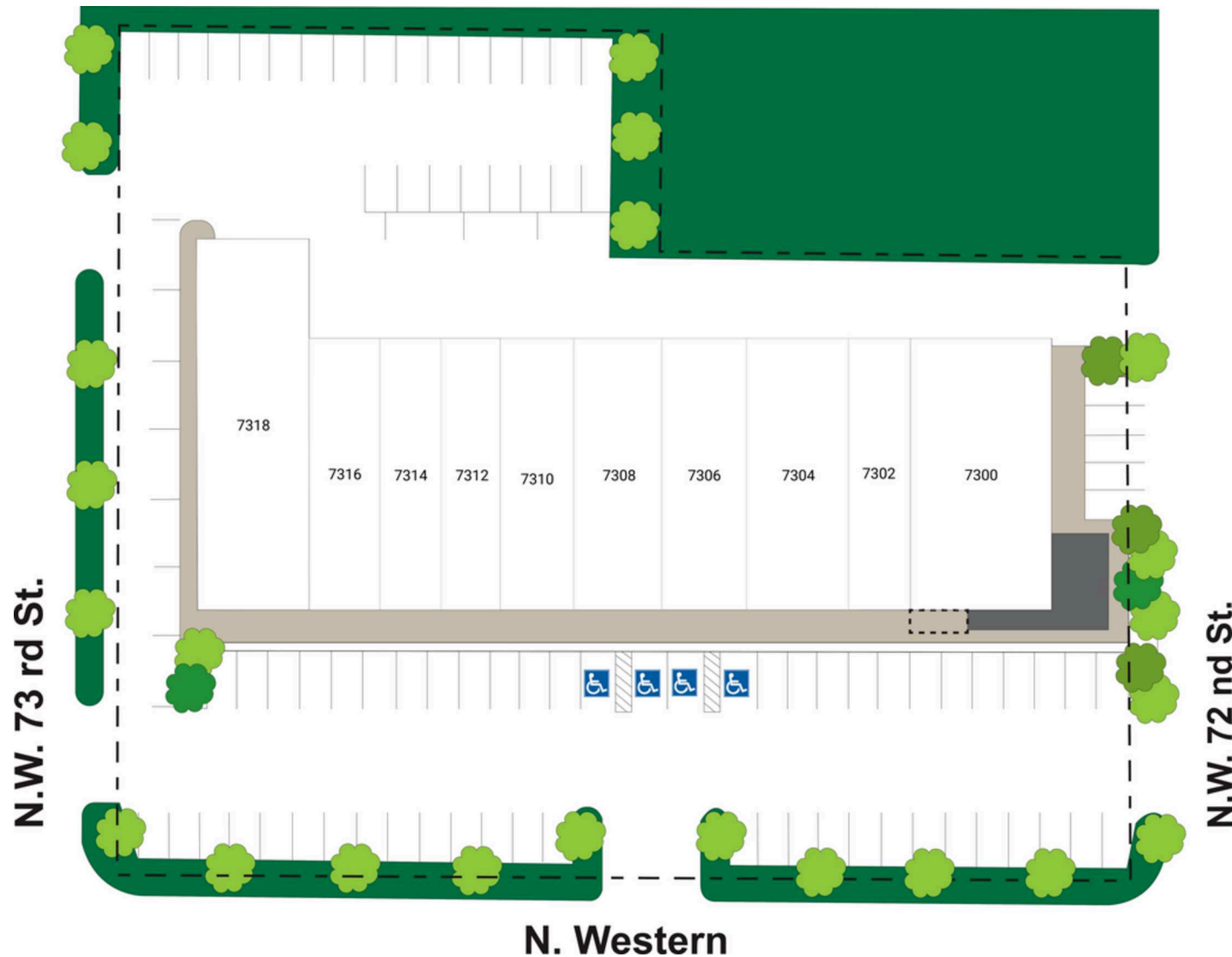
## LEASING CONTACT

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TENANT	SQFT
7300 Elisabetta	3,500
7302 NexGen Fitness	1,742
7304 Covet Nail Salon	2,350
7306 OKC Sweets	1,775
7308 IV Nutrition	2,635
7310 Kamp's Meat Market	1,700
7312 Bin 73	1,700
7314 Eyecare Boulevard	1,700
7316 Diana Tamboli, MD	1,700
7318 Radian Day Spa	3,450

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