

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

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

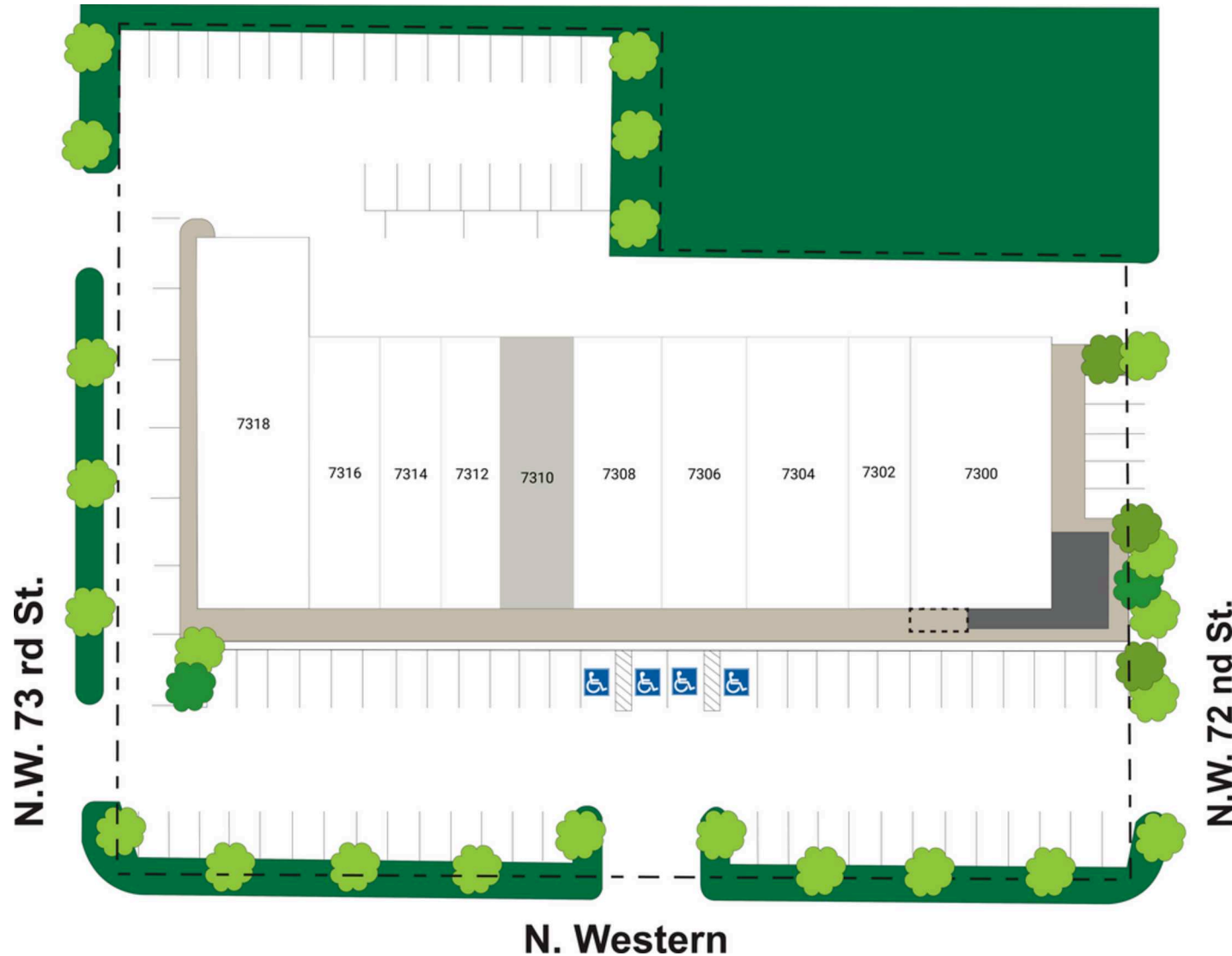
LEASING CONTACT

ELISE LOPEZ

1008 E. Hefner Road
Oklahoma City, Oklahoma 73131
P 405-486-7620 | C 520-250-8881
elise.lopez@jahco.net

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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 Available | 1,700 |
| 7312 Bin 73 | 1,700 |
| 7314 Eyecare Boulevard | 1,700 |
| 7316 Diana Tamboli, MD | 1,700 |
| 7318 Radian Day Spa | 3,450 |

Availability

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