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 at 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 visiblity with head-in parking across the entire project

TRAFFIC COUNTS

N. WESTERN AVE	16,008

GLA: 22,252 SF **WEB LINK:** jahrealty.propertycapsule.com/nicholshillscrossing

DEMOGRAPHICS

2026 ESTIMATES	TOTAL POPULATION	AVG. HH INCOME
3 MILE	65,643	$138,868
5 MILE	177,800	$93,168

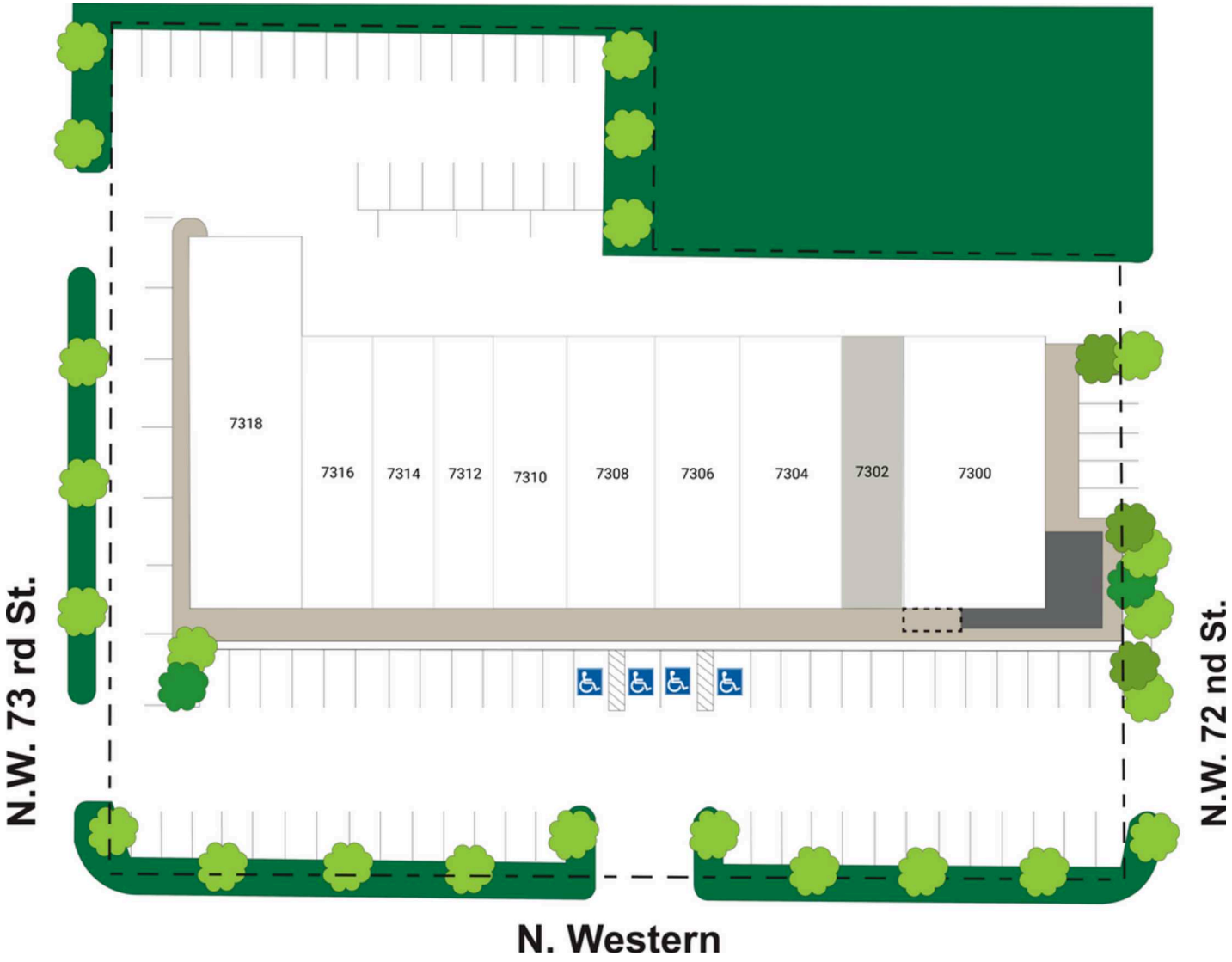
LEASING CONTACT

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	TENANT	SQFT
7300	Elisabetta	3,500
7302	Available	1,742
7304	Covet Nail Salon	2,350
7306	OKC Sweets	1,775
7308	IV Nutrition	2,635
7310	Hotworx	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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