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	26,092 VPD

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

DEMOGRAPHICS

2024 ESTIMATES	TOTAL POPULATION	DAYTIME POPULATION	AVG. HH INCOME
3 MILE	66,083	94,485	$85,095
5 MILE	179,398	239,475	$73,741

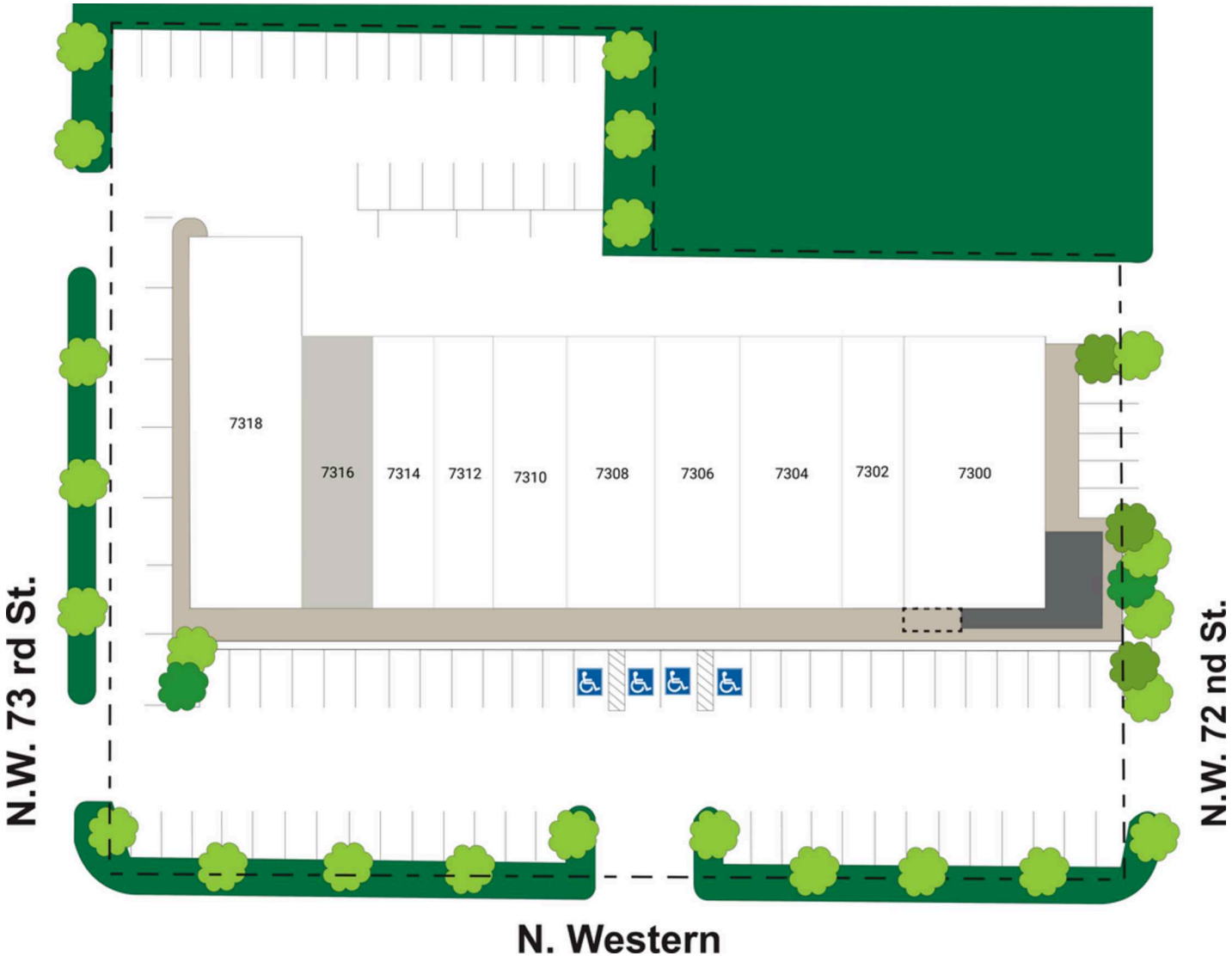
LEASING CONTACT

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	TENANT	SQFT
7300	Elisibetta	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	Available	1,700
7318	Radian Day Spa	3,450

Availability

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