

# ROCKWELL NORTHWEST

6900 NW EXPRESSWAY, OKLAHOMA CITY, OK



## PROPERTY OVERVIEW

Located at the SEC of NW Expressway and N. Rockwell Ave.

High traffic counts in excess of 70,000 vpd

Great Visibility and ingress/egress from multiple access points along NW Expressway and Rockwell

Outstanding combination of co-tenants including Hobby Lobby, Burlington, Starbucks, Chick-Fil-A, Wingstop, CAVA, Edible Arrangements and others




Over 1.5 million square feet of retail power within 1/2 mile of the intersection including Target, Ulta, TJ Maxx, Ross, PetSmart, Aldi, PetCo, Westlake Hardware, Walmart, Sam's, Home Depot, Kohls and many others

## TRAFFIC COUNTS

N. ROCKWELL AVE	29,010 VPD
NW EXPRESSWAY	42,233 VPD

GLA: 154,944 SF    WEB LINK: [jahrealty.propertycapsule.com/rockwellnorthwest](http://jahrealty.propertycapsule.com/rockwellnorthwest)

## DEMOGRAPHICS

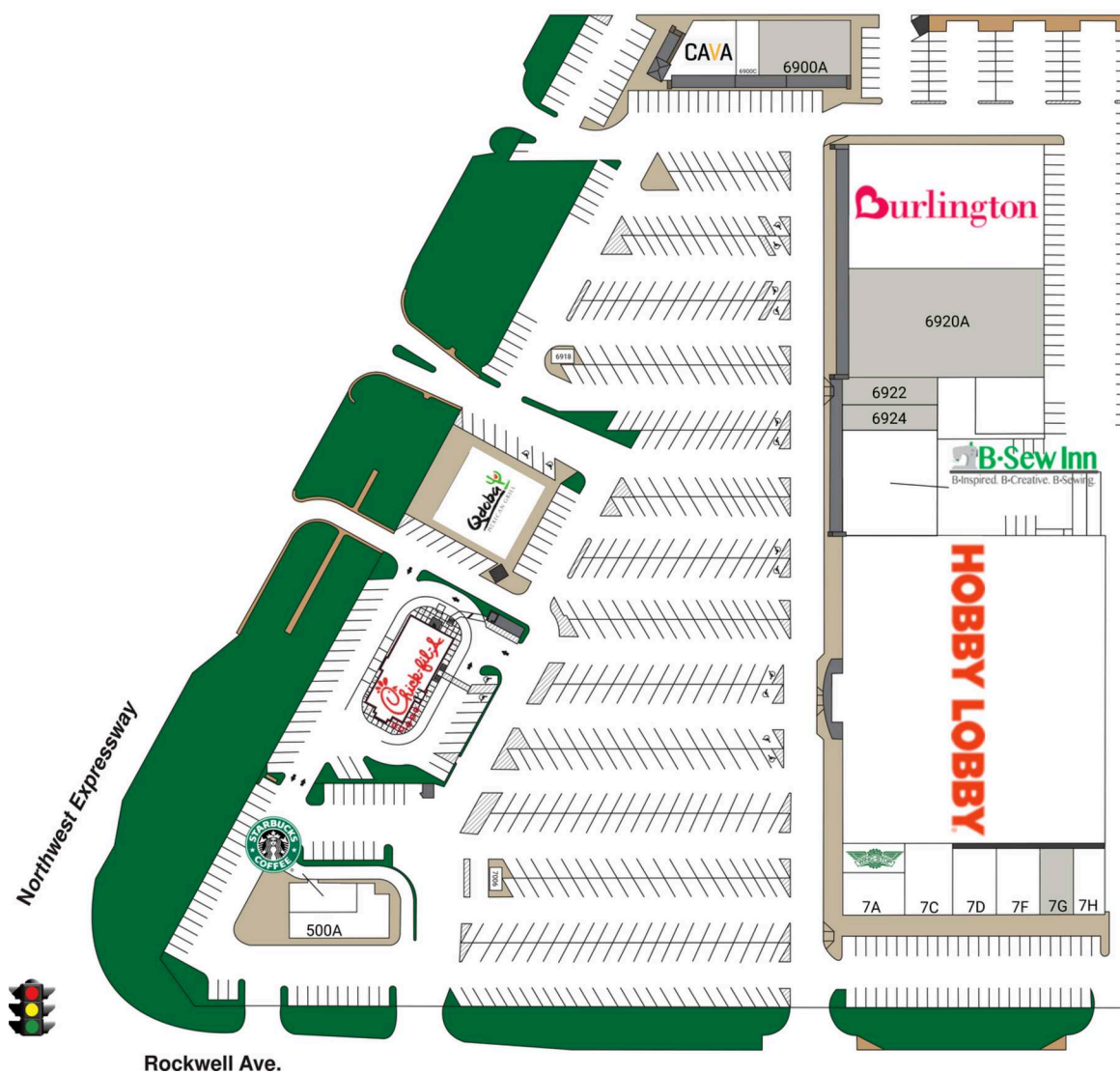
2024 ESTIMATES	 TOTAL POPULATION	 DAYTIME POPULATION	 AVG. HH INCOME
3 MILE	79,954	71,614	\$80,721
5 MILE	180,922	183,694	\$83,210

## LEASING CONTACT

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TENANT	SQFT
7A Crumbl Cookies	2,025
7B Wing Stop	1,430
7C Select Physical Th...	2,752
7D Paris Nails	2,462
7F Dr. Justin Biggs	2,200
<b>7G Available</b>	<b>1,952</b>
7H Chung & Waggoner H...	1,652
500A Mercy Go-Health Ur...	2,732
500B Starbucks Coffee	1,637
<b>6900A Available</b>	<b>4,542</b>
6900B CAVA Messa Grill	2,700
6900C Fix My Phone	1,028
6910C Burlington	19,775
6918 Shimmers	240
<b>6920A Available</b>	<b>16,975</b>
<b>6922 Available</b>	<b>2,069</b>
<b>6924 Available</b>	<b>1,700</b>
6926 B Sew Inn	8,356
7002 Qdoba Mexican Grill	4,200
7004 Chick-Fil-A	3,921
7006 Gyro Express	360
7102 Hobby Lobby	66,429

Availability Potential Availability

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