

ROCKWELL NORTHWEST

6900 NW EXPRESSWAY, OKLAHOMA CITY, OK

JAH
REALTY



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, Trader Joe's, Burlington, Starbucks, Chick-Fil-A, Wingstop, CAVA 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 20,759 VPD

NW EXPRESSWAY 45,289 VPD

GLA: 154,944 SF

WEB LINK: jahrealty.propertycapsule.com/rockwellnorthwest

DEMOGRAPHICS

2025 ESTIMATES

3 MILE

5 MILE



TOTAL
POPULATION

79,897

188,401



DAYTIME
POPULATION

24,515

88,357



AVG. HH
INCOME

\$81,427

\$84,078

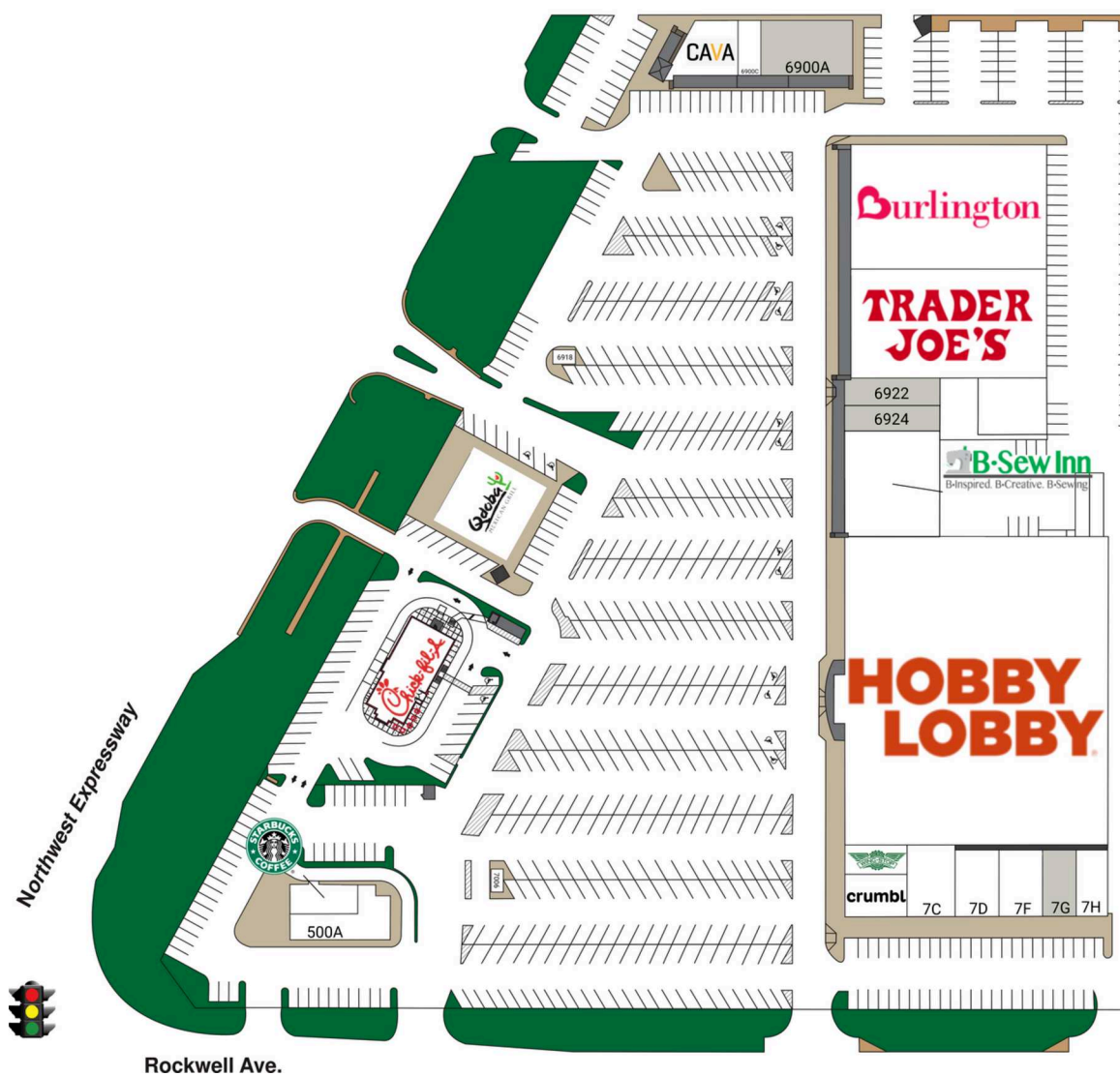
LEASING CONTACT

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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 |
| 7G Available | 1,952 |
| 7H Chung & Waggoner H... | 1,652 |
| 500A Mercy Go-Health Ur... | 2,732 |
| 500B Starbucks Coffee | 1,637 |
| 6900A Available | 4,542 |
| 6900B CAVA Messa Grill | 2,700 |
| 6900C Fix My Phone | 1,028 |
| 6910C Burlington | 19,775 |
| 6918 Shimmers | 240 |
| 6920A Trader Joe's | 16,975 |
| 6922 Available | 2,069 |
| 6924 Available | 1,700 |
| 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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