

# 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](http://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

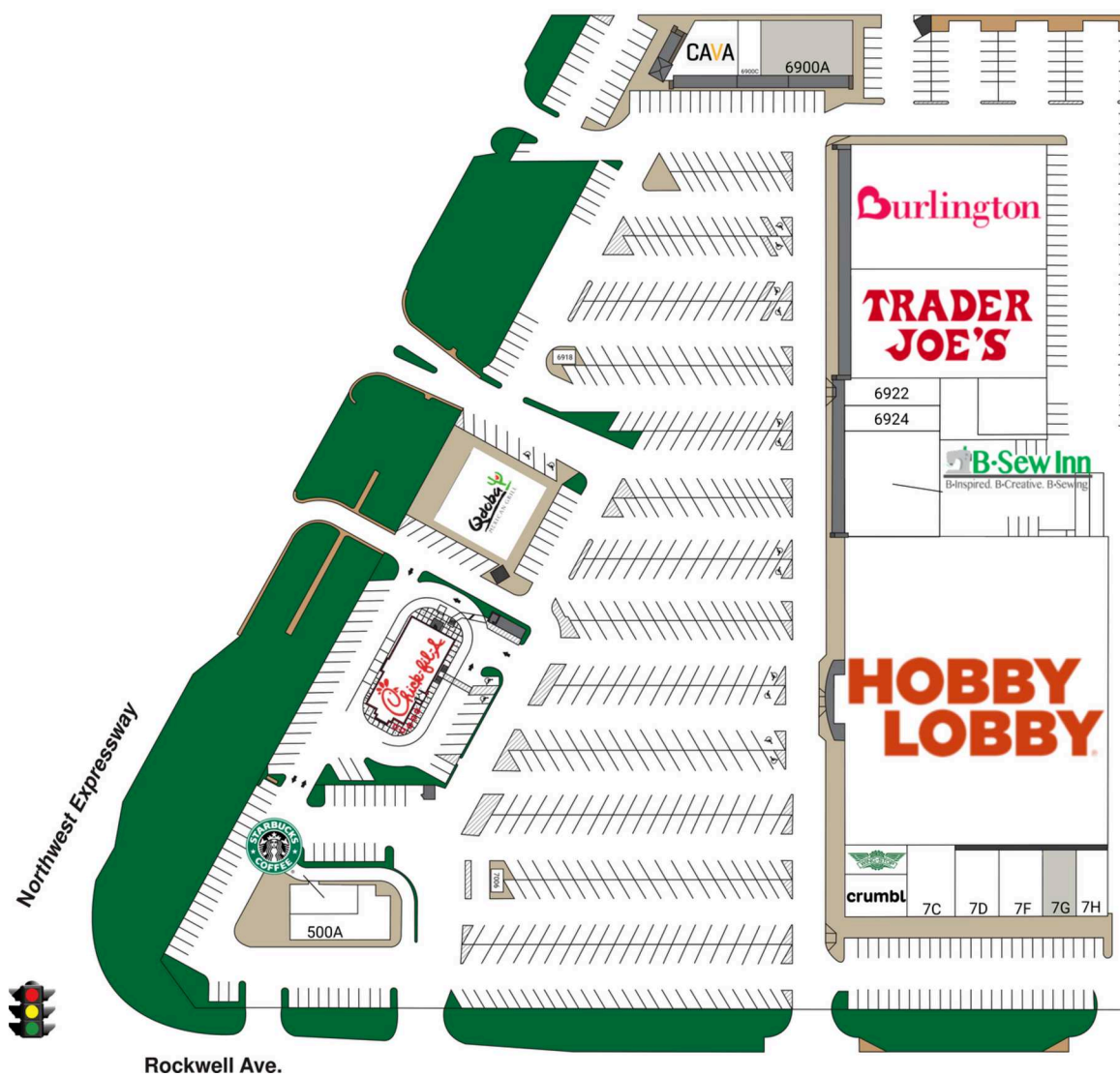
## LEASING CONTACT

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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 Consumer Cellular	2,069
6924 Consumer Cellular	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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