

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, 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

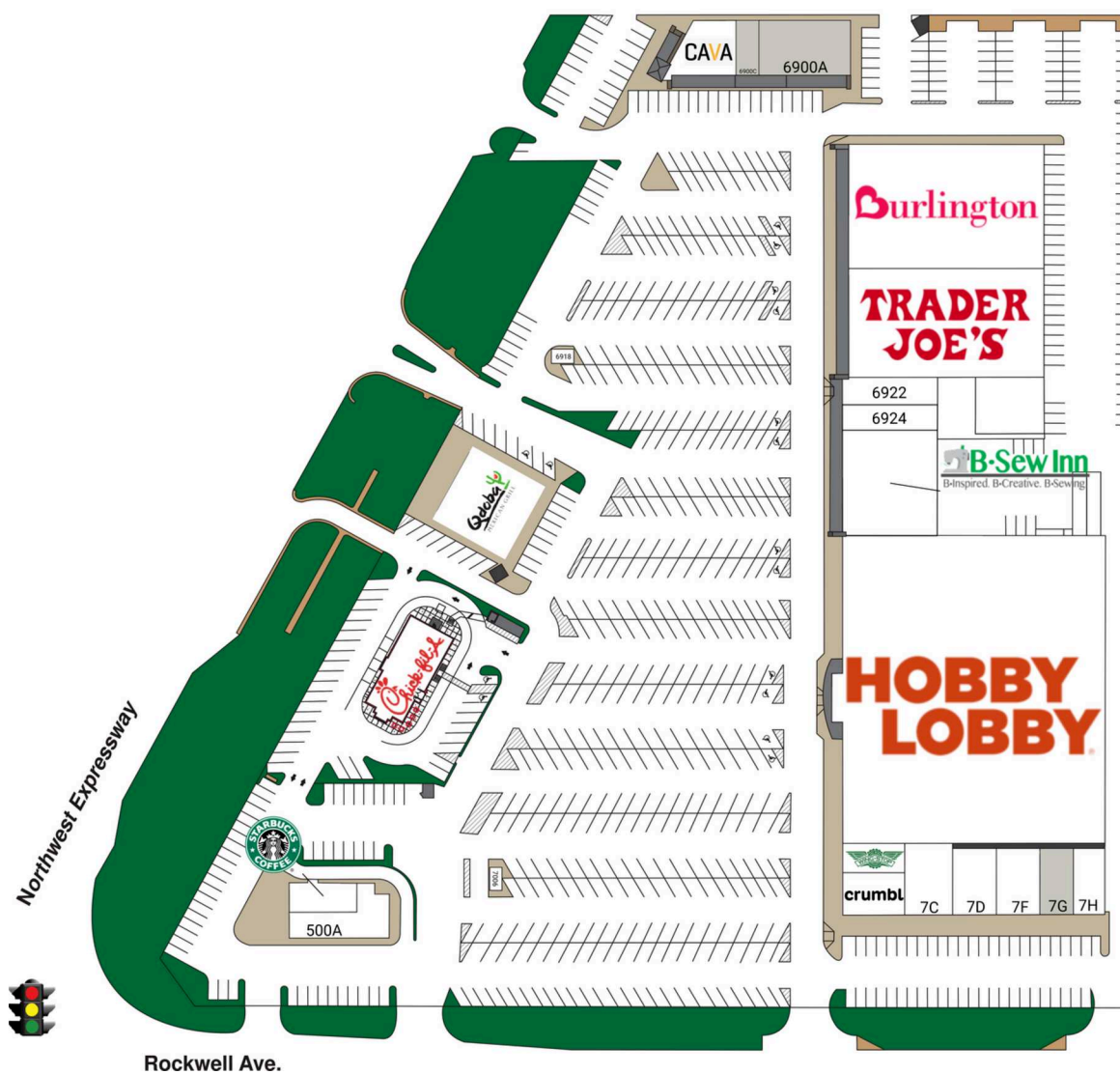
2026 ESTIMATES	TOTAL POPULATION	DAYTIME POPULATION	AVG. HH INCOME
3 MILE	79,897	24,515	\$81,427
5 MILE	188,401	88,357	\$84,078

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 Available	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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