# 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

| 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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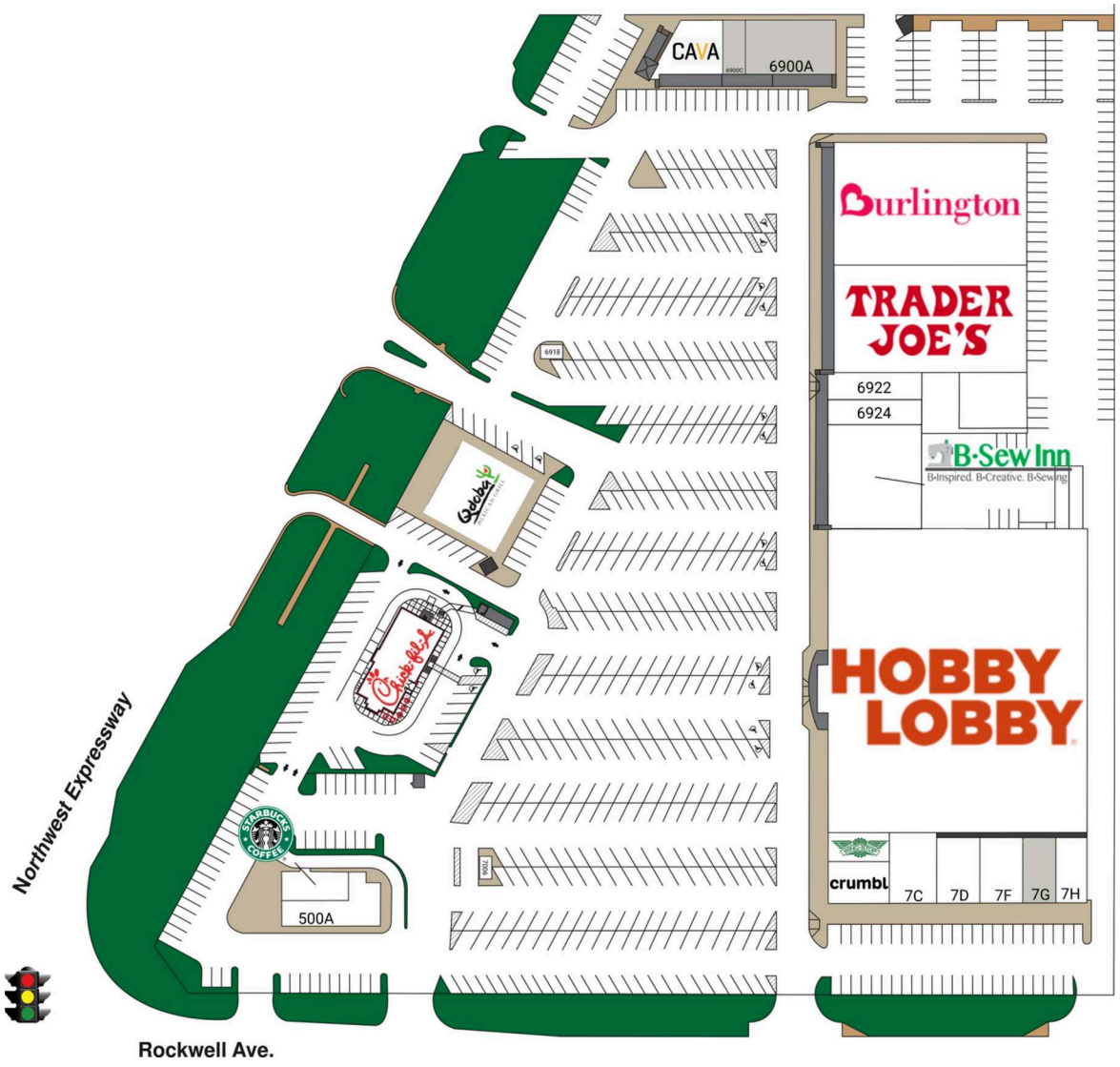


| | TENANT | SQFT |
|---|---|---|
| 7A | Crumbl Cookies | 2,025 |
| 7B | Wing Stop | 1,430 |
| 7C | Select Physical Th... | 2,752 |
| 7D | Paris Nails | 2,462 |
| 7F | Dr. Justin Biggs | 2,200 |
| 7G | Available | 1,952 |
| 7H | Chung & Waggoner H... | 1,652 |
| 500A | Mercy Go-Health Ur... | 2,732 |
| 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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