

For Lease 38,162 SF and 10,000 SF (Former Retail Use)

3625 Northwest Expy | Oklahoma City, OK 73112

CBRE



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Retail Space For Lease in OKC

- Located west of Hefner Parkway which has a high traffic count of 121,300 ADT.
- Pylon Sign
- 366 feet of frontage on NW Expressway
- Co-Tenants include: Pruetts Food, Affordable Dentures & Implants and Access Medical Centers Urgent Care
- Parking Spaces: 235
- Neighbors include: Pruetts Food, Optimal Smiles, Chase Bank, IBC Bank Building, OnCue, OECU Oklahoma Educators Credit Union, Clark Crew BBQ, On the Border, and more.
- Available
 - ±38,162 SF and ±10,000 SF
- Rate
 - Call Broker for Rate

Demographics	1 Mile	3 Miles	5 Miles
2024 Population - Current Year Estimate	11,551	91,144	248,075
2024 Households - Current Year Estimate	5,583	40,466	108,903
2024 Average Household Income	\$79,648	\$91,267	\$88,016

Traffic Counts	Vehicles per day
Northwest Expy	47,600 VPD
N Portland Ave	12,000 VPD
Lake Hefner Pkwy	121,300 VPD

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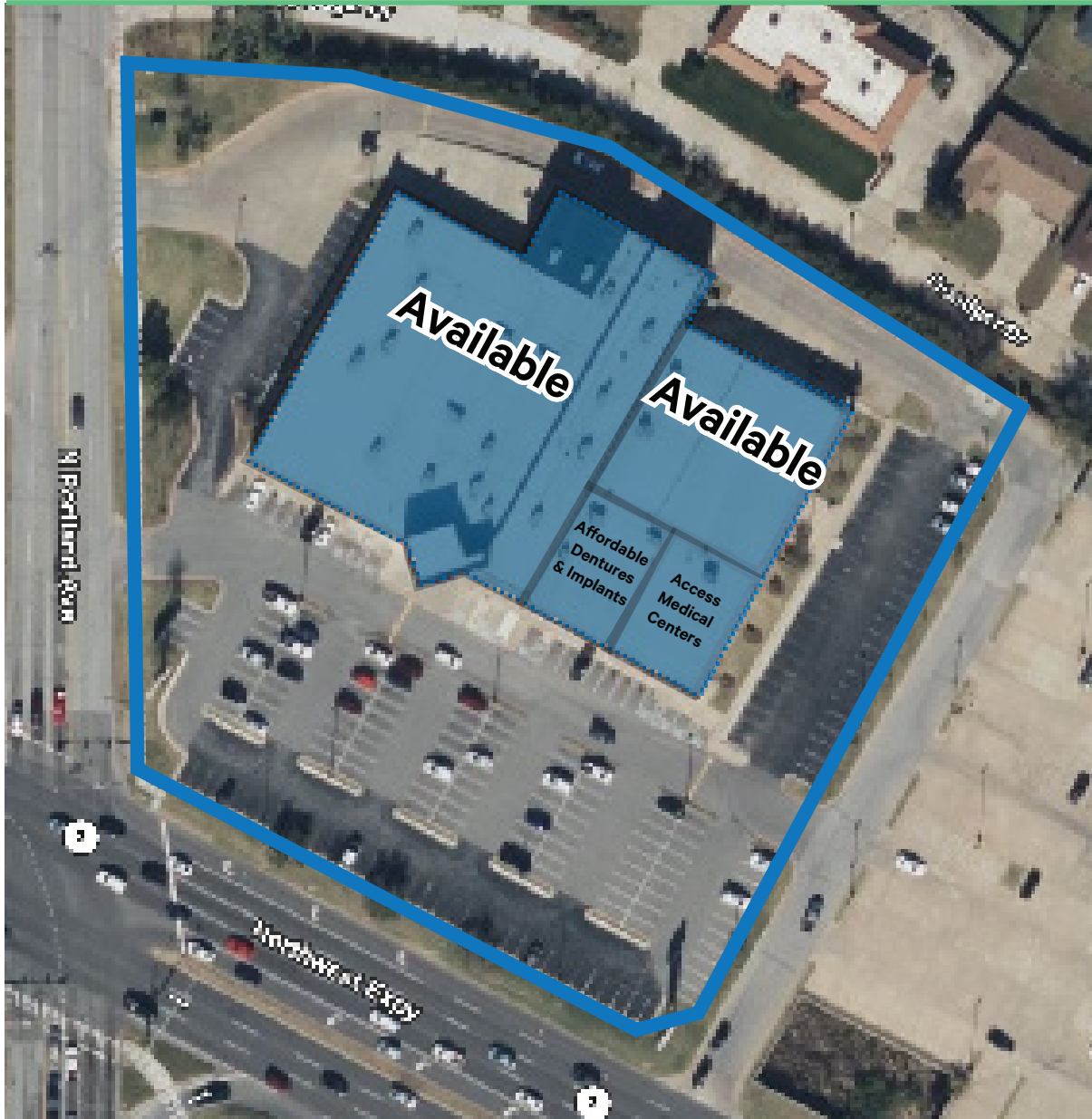
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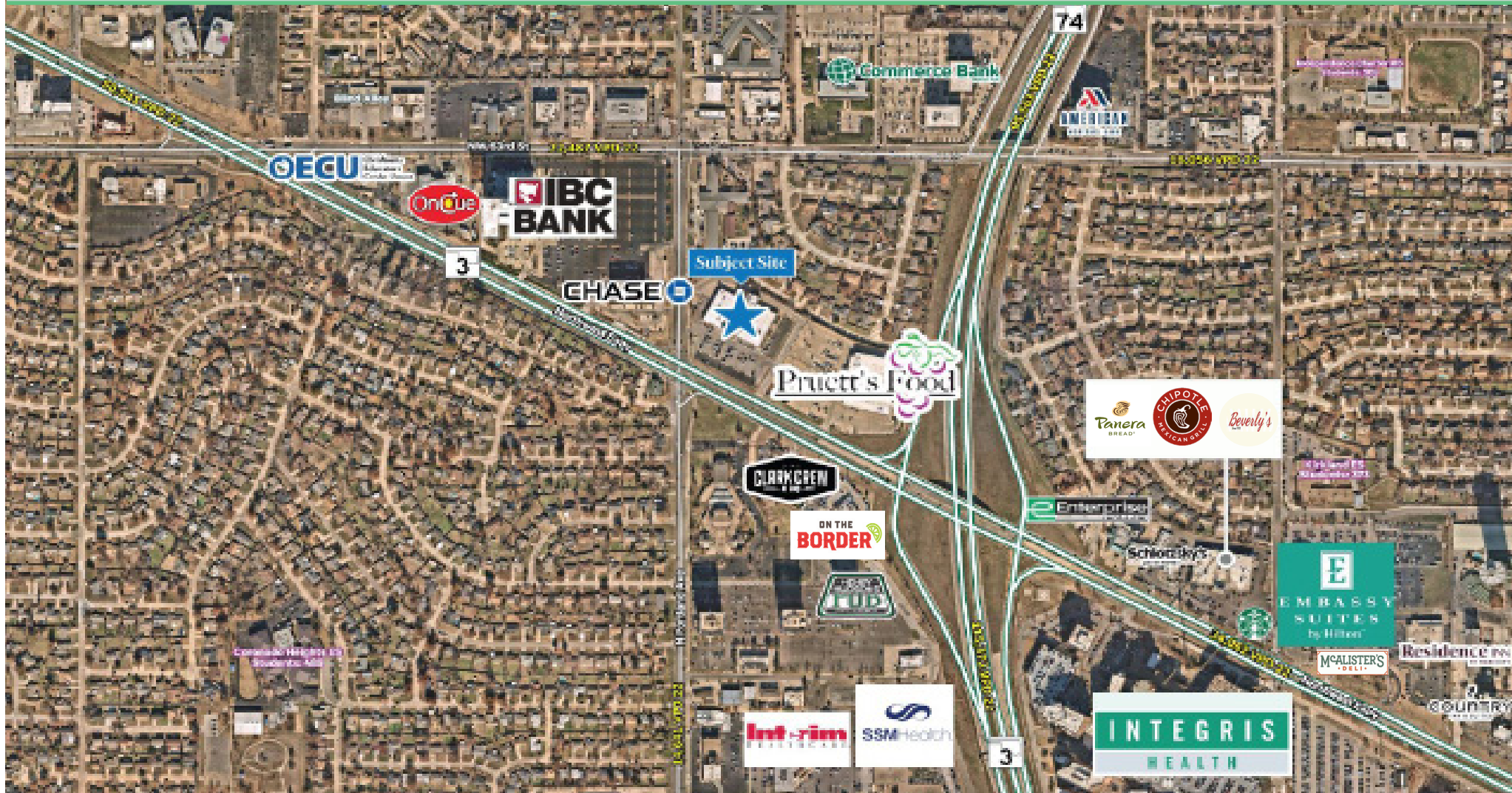
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