

# FOR LEASE



JohnsonCommercialGroup.com

6845 S Western Ave  
Oklahoma City, OK 73139



## Offering Summary

**Lease Rate: \$7.50 SF/YR**

**Lease Type: NNN**

**NNN Rate: \$2.25 SF/YR**

**Available SF: 9,500 SF**

**Built In: 1974**

**Zoning: C-3**

**Chris Johnson**  
**chris@jcgok.com**  
**405.435.3572**

## Property Overview

This versatile office/retail and warehouse property offers a balanced mix of functionality and visibility. The front area includes a retail showroom with five offices and a restroom, plus four additional offices and two restrooms upstairs. The main warehouse features 20' side walls, 22' clear height, skylights, three 16'x14' overhead doors, and a loading dock, while the rear warehouse provides 32.5' side walls, 35' clear height, and a 12'x14' overhead door with dock access. Additional highlights include three-phase power, ample natural light, and street signage. Making this property an excellent option for businesses needing office, retail, and high-clear warehouse space in one location.



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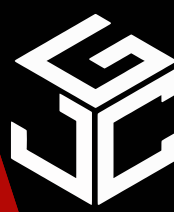
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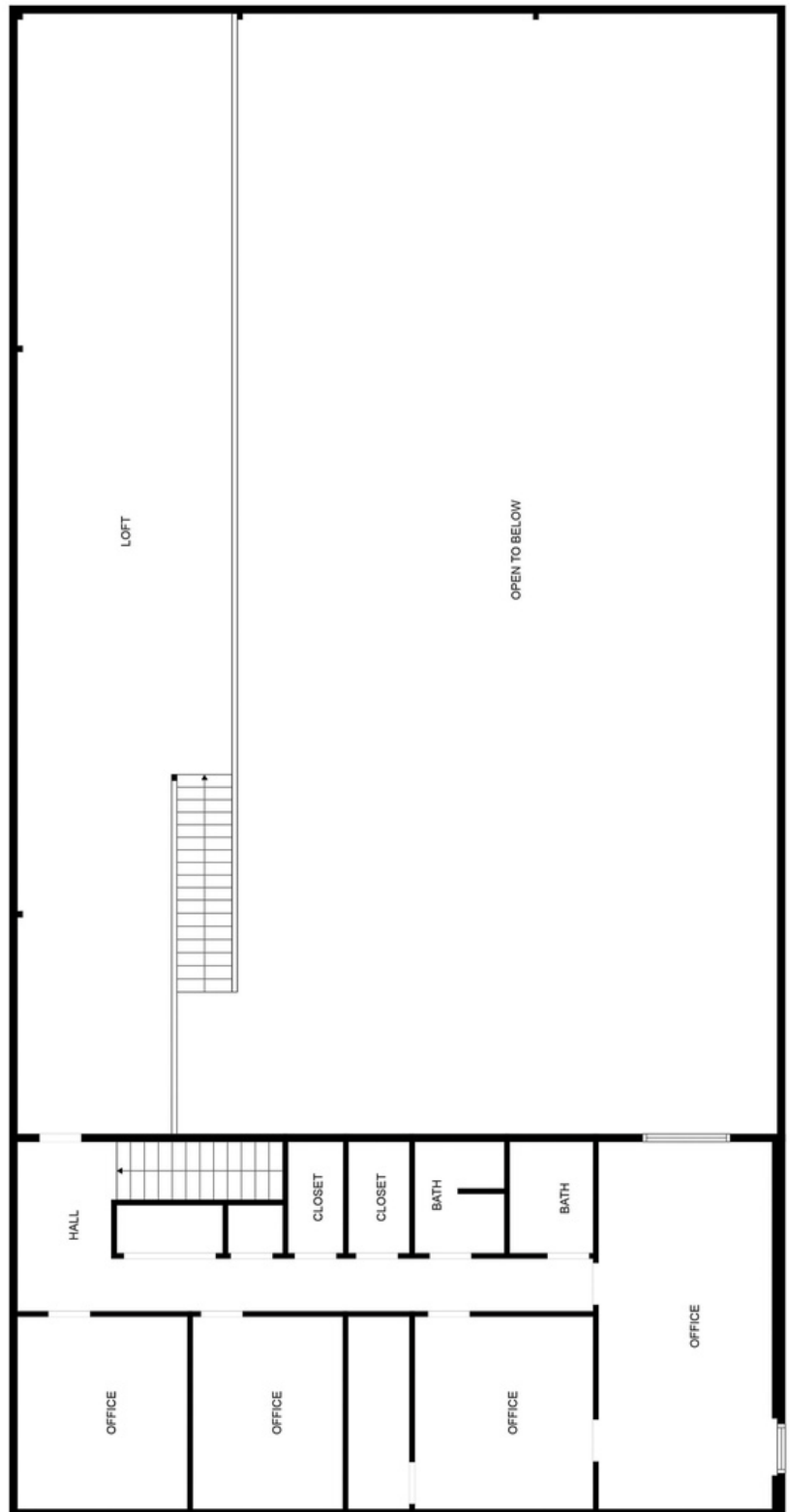
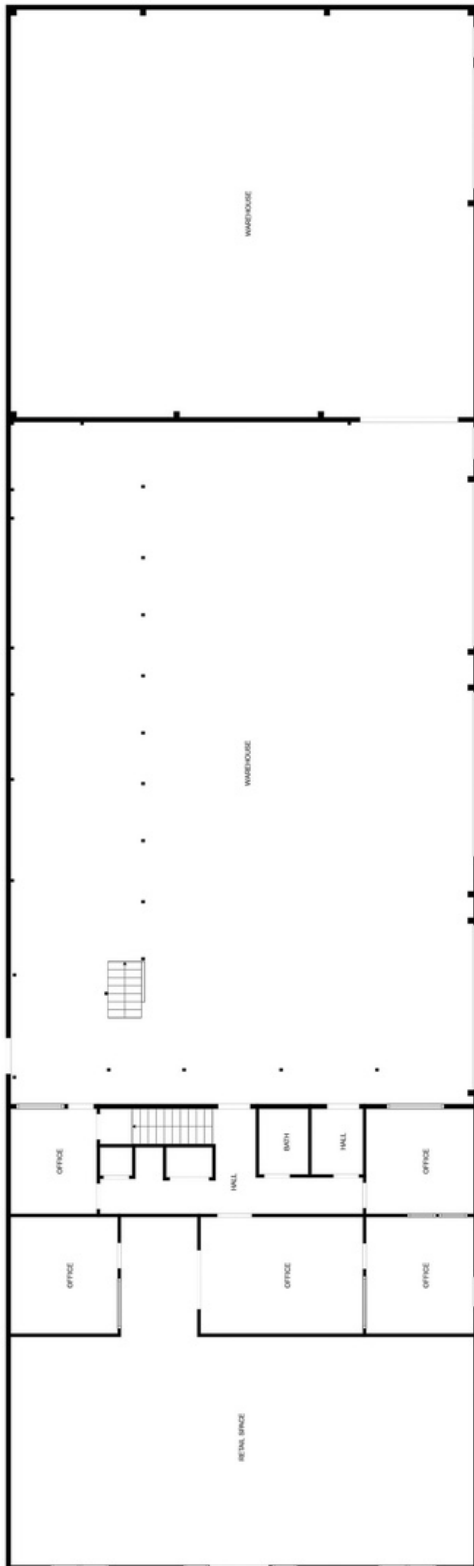


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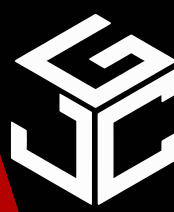
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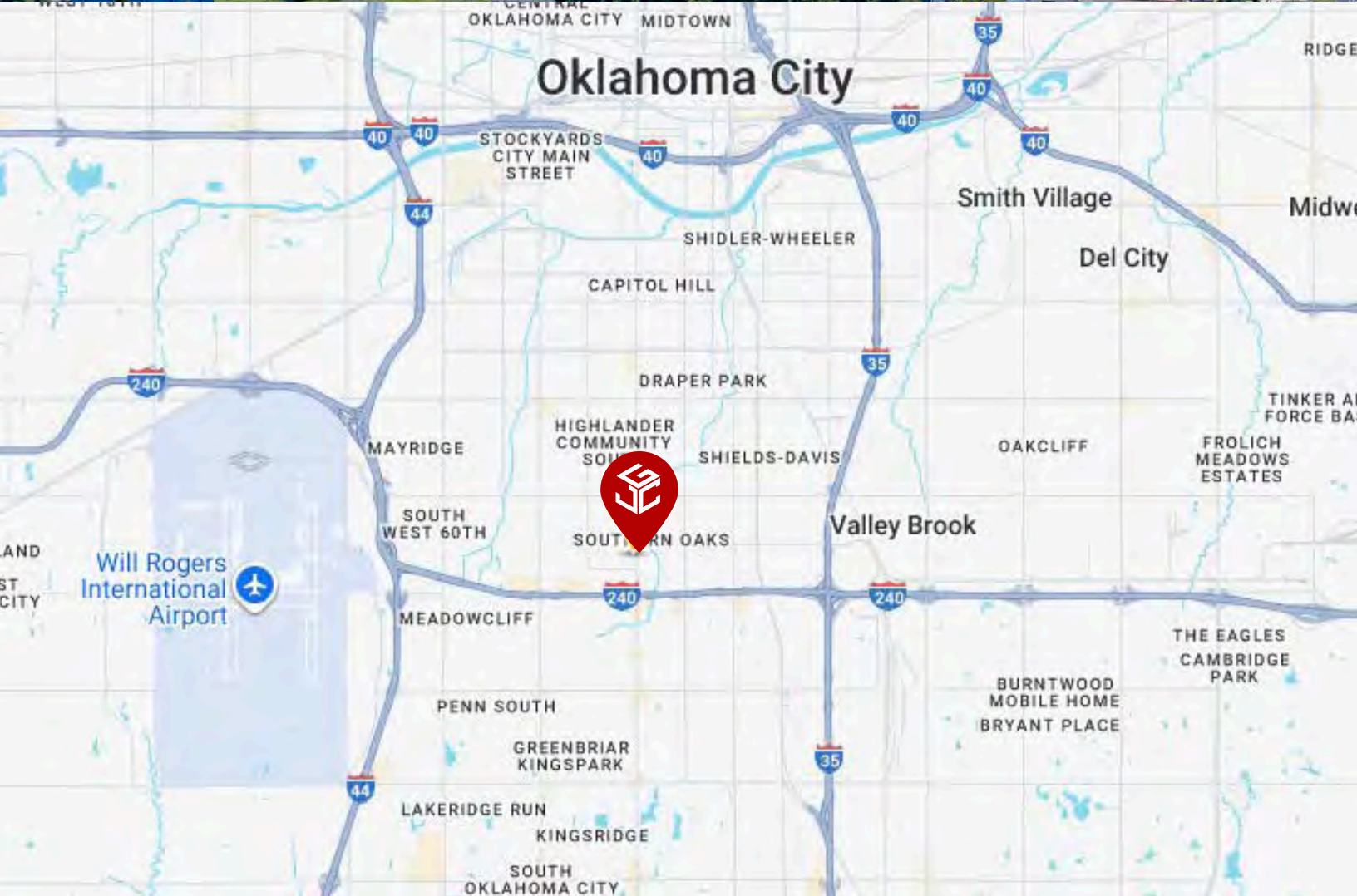
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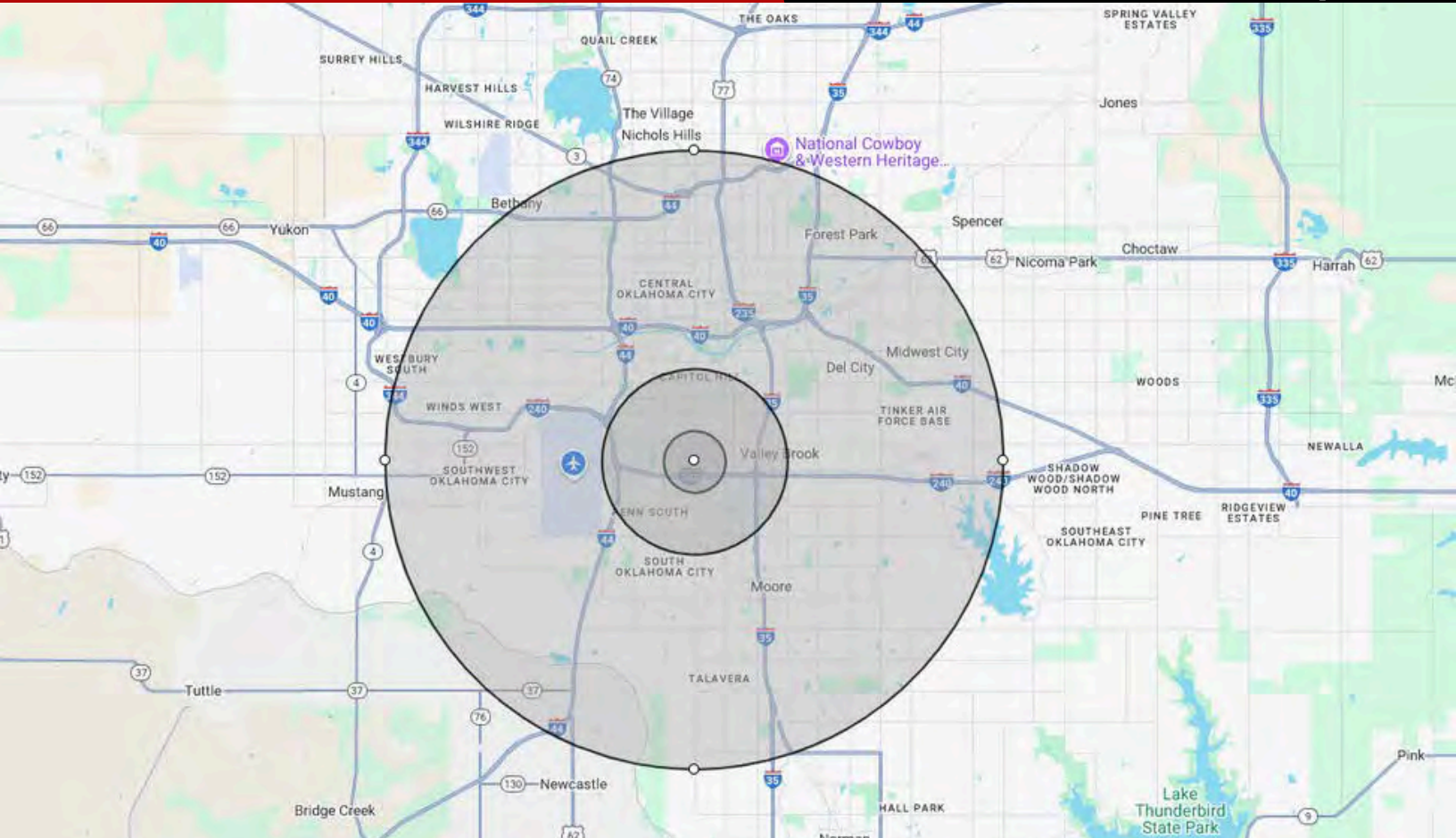


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## Demographics

## 1 MILE

## 3 MILE

## 10 MILE

Population	15,184	116,965	543,876
Average Age	33.3	33.4	35.1
Employment	6,922	37,821	369,586
Households	5,803	43,166	213,164
Ave. Household Income	\$48,203	\$56,428	\$69,746
Median Household Income	\$35,332	\$45,010	\$53,215

## Traffic Count

## Average Daily Volume

**26,639 Vehicles**

Information Provide By CoStar

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