

# Available 11,654 SF



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## High-Visibility Restaurant Space on NW Expressway

### Property Information

Positioned along the high-traffic NW Expressway with over 47,000 vehicles per day, this ±11,654 SF standalone retail/restaurant space offers exceptional visibility in one of Oklahoma City's most active commercial corridors. Surrounded by national retailers and serving a dense population of over 250,000 within five miles, the site benefits from strong demographics and a thriving metro area that continues to grow.

- Available Space — 8,800 SF
- ±11,654 SF (Building)
- 1.9 Acre Lot
- Price — \$2,400,000
- Lease Rate — \$18.00 PSF

Demographics	1 Mile	3 Miles	5 Miles
Population - Current Year Estimate	10,579	85,914	254,350
Population - Five Year Projection	10,856	87,646	258,878
Average Household Income	\$87,968	\$94,003	\$94,688
Employees	5,295	51,050	134,152

Traffic Counts	Vehicles per day
Northwest Expressway	47,600 VPD
Northwest 63rd Street	17,500 VPD

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# Restaurant Space in OKC

4239 NW Expressway St, Oklahoma City, OK 73116

**CBRE**



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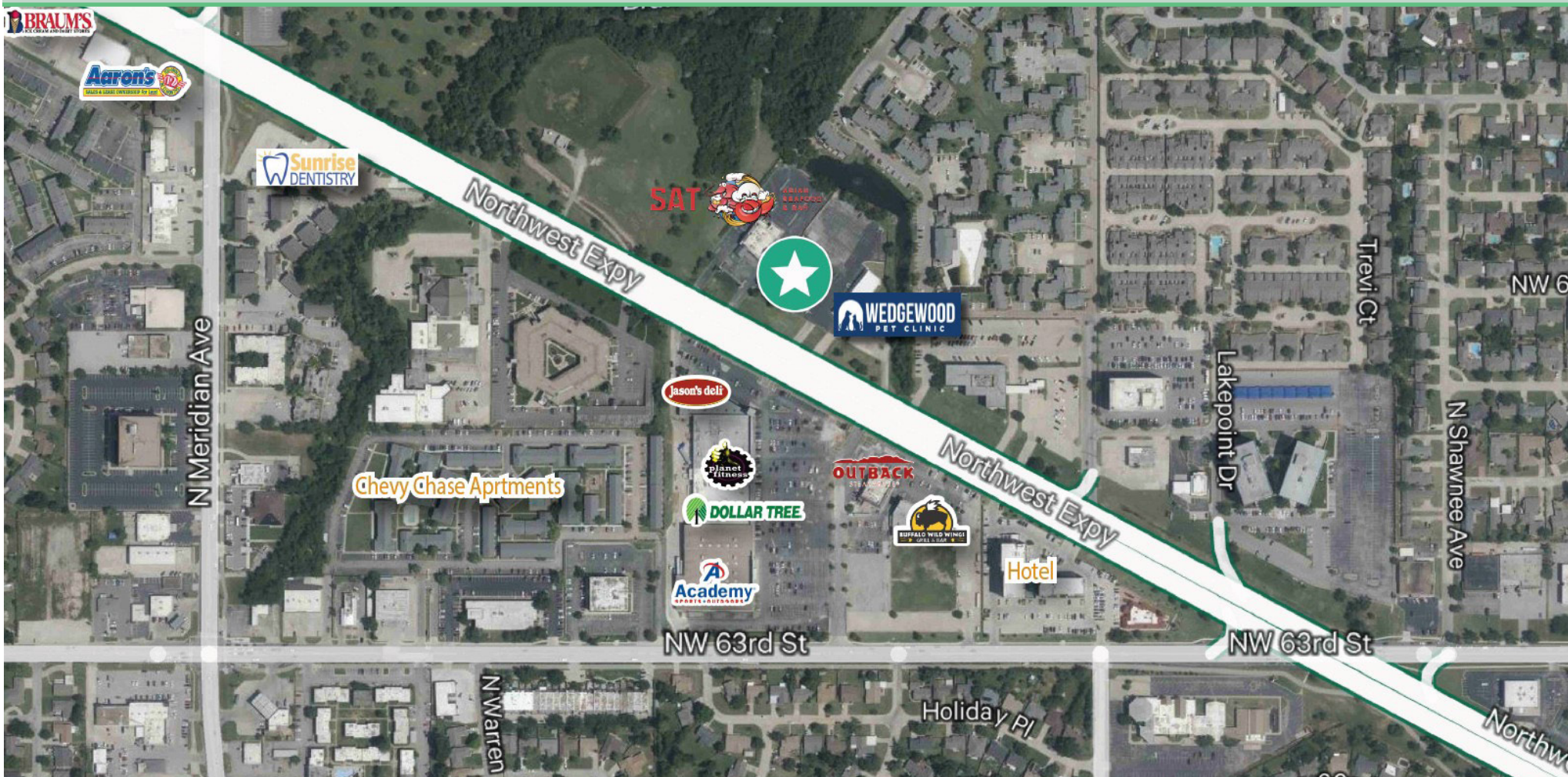
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