

PLAINS

Commercial Real Estate

RETAIL SPACE | FOR LEASE
6444 Northwest Expy. Oklahoma City, OK 73132

PEPPERTREE SQUARE

6444 Northwest Expy. Oklahoma City, OK 73132



COLE SMITH // 405.245.4469 // COLE.SMITH@PLAINSCRE.COM

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BROCK MEADE // 469.404.5854 // BROCK.MEADE@PLAINSCRE.COM

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LEASE RATE:

\$9.00 / SF / YR + NNN

UNIT	SIZE	RATE / MO	TYPE
232E	1,057 SF	\$792.75	NNN
249E	982 SF	\$736.50	NNN
252-253E	1,962 SF	\$1,471.50	NNN
440D	2,628 SF	\$1,971.00	NNN
680B	903 SF	\$677.25	NNN
804A	2,030 SF	\$1,522.50	NNN
808A	1,750 SF	\$1,312.50	NNN
820A	3,500 SF	\$2,625.00	NNN
832A	1,750 SF	\$1,312.50	NNN
836A	1,750 SF	\$1,312.50	NNN

DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
2025 Population	14,315	80,318	204,254
Daytime Population	5,840	26,292	93,461
Avg HH Income	\$71,169	\$86,968	\$90,457

PROPERTY HIGHLIGHTS:

- » Centrally Located in Northwest Oklahoma City
- » 3 Miles from Lake Hefner Parkway
- » Close Proximity to Multiple Grocery Stores, Restaurants, Etc.
- » Abundant Parking

TRAFFIC COUNTS:

Northwest Expy: 46,463 VPD ('25)
 N Rockwell Ave: 19,080 VPD ('25)
 N MacArthur Blvd: 21,371 VPD ('25)



ATTRACTIONS:



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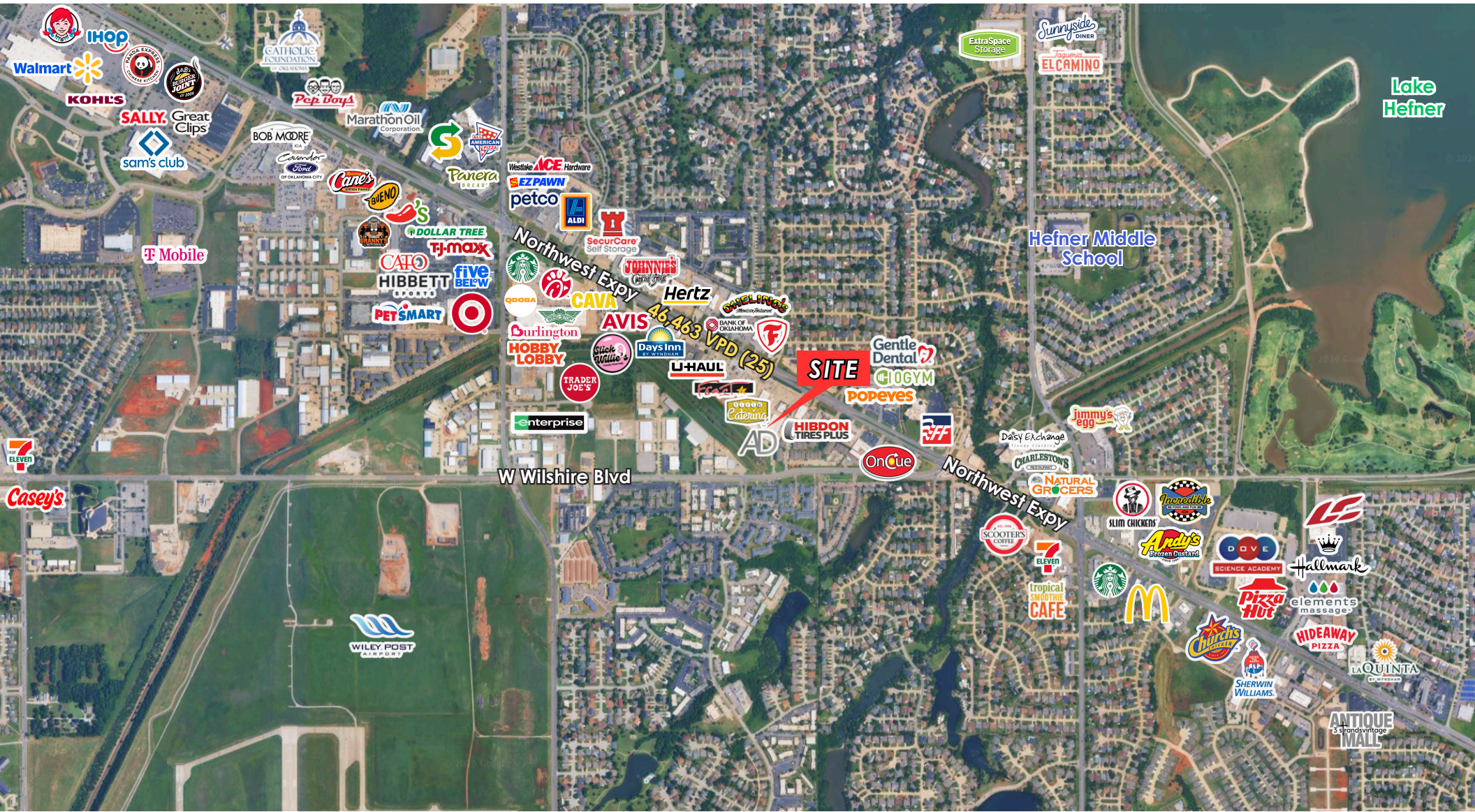
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