

Retail Space For Lease
 3,055 SF
 Lease Price: \$8.00/SF NNN
 Estimated NNN: \$2.50/SF



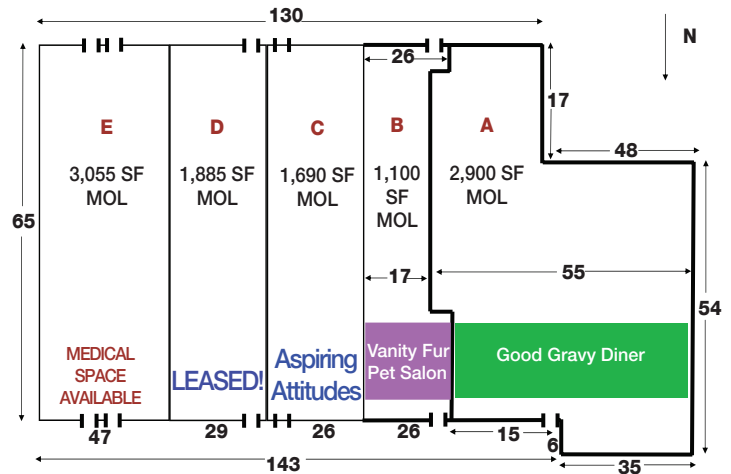
Wilshire Crossing
8014 N. Western Avenue
 Oklahoma City, Oklahoma 73114

PROPERTY HIGHLIGHTS

- Convenient Parking Off 80th Street
- Perfect for a Salon, Retail or Offices
- Great Location in Nichols Hills Market Area
- Very Visible Signage
- Traffic Count: 16,533 Cars Per Day

SUITES AVAILABLE

- Suite E: 3,055 SF-Clean Medical Space



TOTAL SF	10,878 SF MOL
ZONING	C-3
GENERAL USE	Retail
VACANT SF	3,055 SF MOL

www.naisullivangroup.com

David Hartnack / Sam Swanson / Nathan Wilson

David's Cell: 1 405 761 8955
 Sam's Cell: 1 405 208 2046
 Nathan's Cell: 1 405 760 5327
 davidh@naisullivangroup.com
 sam@naisullivangroup.com
 nathan@naisullivangroup.com

4045 N.W. 64th Street, Suite 340
 Oklahoma City, Oklahoma 73116
 Office: 1 405 840 0600
 Fax: 1 405 840 0610

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

8014 N. Western Avenue
Oklahoma City, OK 73114



DEMOGRAPHICS

Population

1 Mile: 7,985	3 Mile: 62,213	5 Mile: 166,193
-------------------------	--------------------------	---------------------------

Average Household Income

1 Mile: \$81,051	3 Mile: \$66,249	5 Mile: \$60,922
----------------------------	----------------------------	----------------------------

Total Households

1 Mile: 3,167	3 Mile: 29,060	5 Mile: 76,807
-------------------------	--------------------------	--------------------------

LOCATION HIGHLIGHTS

- Frontage: 142' on Western
- Just of Wilshire & Western
- Close Proximity to Offices, & Upscale Neighborhoods

David Hartnack / Sam Swanson / Nathan Wilson

David's Cell: 1 405 761 8955
Sam's Cell: 1 405 208 2046
Nathan's Cell: 1 405 760 5327
davidh@naisullivangroup.com
sam@naisullivangroup.com
nathan@naisullivangroup.com

4045 N.W. 64th Street, Suite 340
Oklahoma City, Oklahoma 73116
Office: 1 405 840 0600
Fax: 1 405 840 0610

www.naisullivangroup.com

NAISullivan Group

4045 N.W. 64th Street, Suite 340
Oklahoma City, Oklahoma 73116
Office: 1 405 840 0600
Fax: 1 405 840 0610