13801 N. Western Avenue
Oklahoma City, Oklahoma 73013

PROPERTY HIGHLIGHTS
- Anchor Tenant Space Available
- White Box Condition-Suites B & C
- Ample Parking
- Frontage on High Traffic Western Avenue
- Recently Remodeled
- Suite A is Class A Office/Retail Space

SUITES AVAILABLE
- Suite A: 7,000 SF-Available Spring 2020
- Suite B: 1,350 SF
- Suite C: 1,350 SF
Suites Can Be Combined

TOTAL SF 12,360 SF MOL
ZONING C-3
BUILT 2005

www.naisullivangroup.com

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4045 N.W. 64th Street, Suite 340
Oklahoma City, Oklahoma 73116
Office: 1 405 840 0600
Fax: 1 405 840 0610
LOCATION HIGHLIGHTS
- Less than 1 Mile from Chisholm Creek
- Quick Access to the Kilpatrick Turnpike

DEMOGRAPHICS

<table>
<thead>
<tr>
<th></th>
<th>1 Mile:</th>
<th>3 Mile:</th>
<th>5 Mile:</th>
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<tbody>
<tr>
<td>Population</td>
<td>7,590</td>
<td>73,434</td>
<td>172,566</td>
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<tr>
<td>Average Household Income</td>
<td>$75,635</td>
<td>$61,076</td>
<td>$64,346</td>
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<tr>
<td>Total Households</td>
<td>3,189</td>
<td>31,975</td>
<td>72,372</td>
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