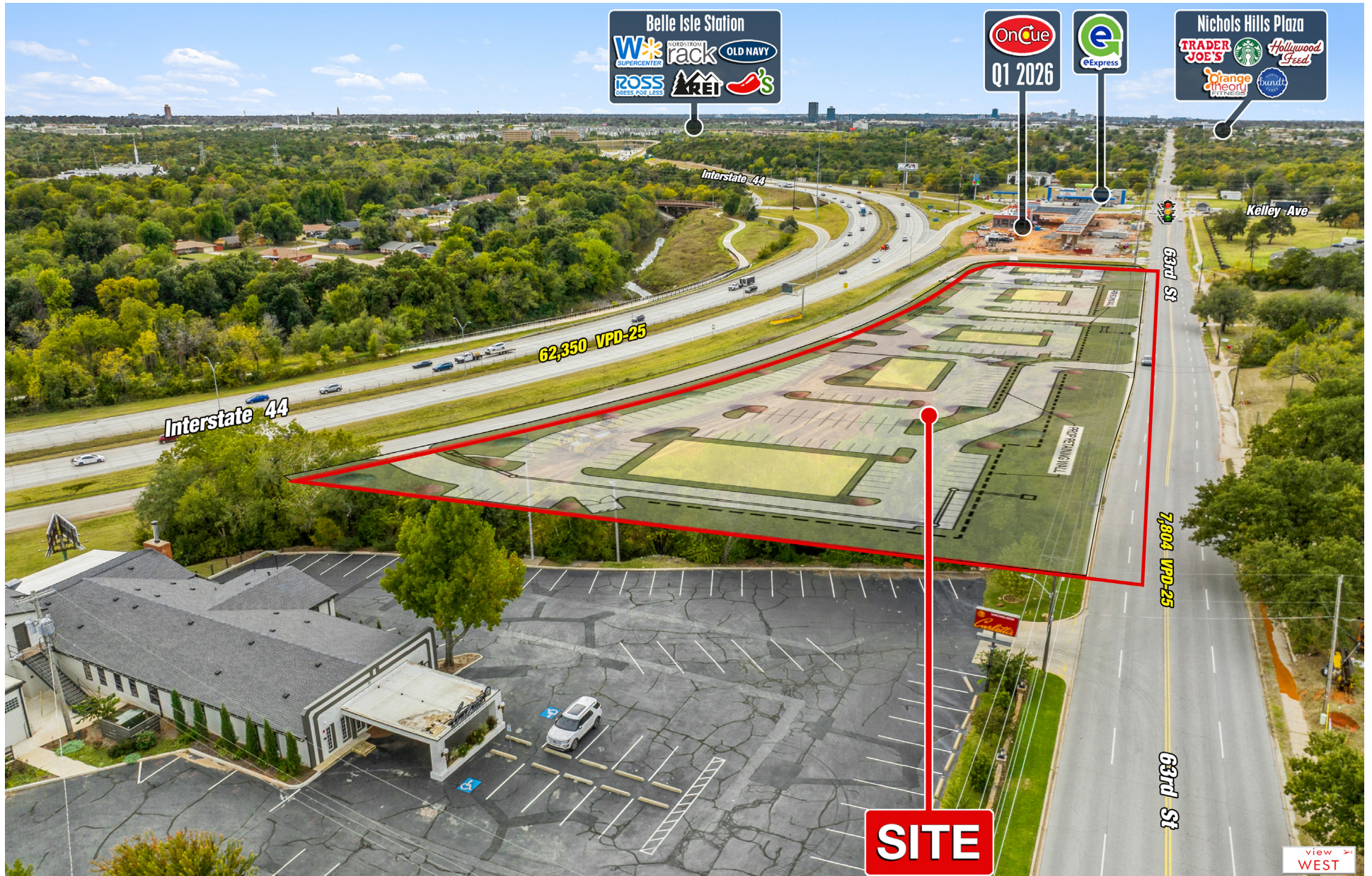


63RD & KELLEY | AVAILABLE FOR SALE, LEASE OR BTS

SEQ NE 63RD STREET & N KELLEY AVENUE OKLAHOMA CITY, OK 73111

SHOP COS.



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PROJECT SCOPE

This highly visible site is strategically located at the southeast corner of NE 63rd Street and N Kelley Avenue, offering excellent exposure to I-44 and the Will Rogers Expressway, with over 62,000 vehicles per day (VPD). The property is positioned within a strong retail corridor, anchored by established national tenants including Sonic, McDonald's, and Braum's. This is a premier opportunity for retail users seeking high visibility and consistent traffic in a well-established commercial area.

DETAILS

- Price: Call For Rates
- Available For Sale, Ground Lease or BTS
- ±1 AC Pad Sites (Divisible)
- Utilities Available on Site

TRAFFIC COUNTS

o NE 63rd St:	7,804 VPD-25
o N Kelley Ave:	10,094 VPD-25
o Will Rogers Expy:	62,977 VPD-25

AREA RETAILERS



DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	2,572	31,272	132,220
Avg. HH Income	\$103,079	\$104,270	\$102,724
Total Housing Units	1,118	13,956	61,865
Daytime Population	3,126	75,422	269,020
Median Home Value	\$235,500	\$293,255	\$277,389

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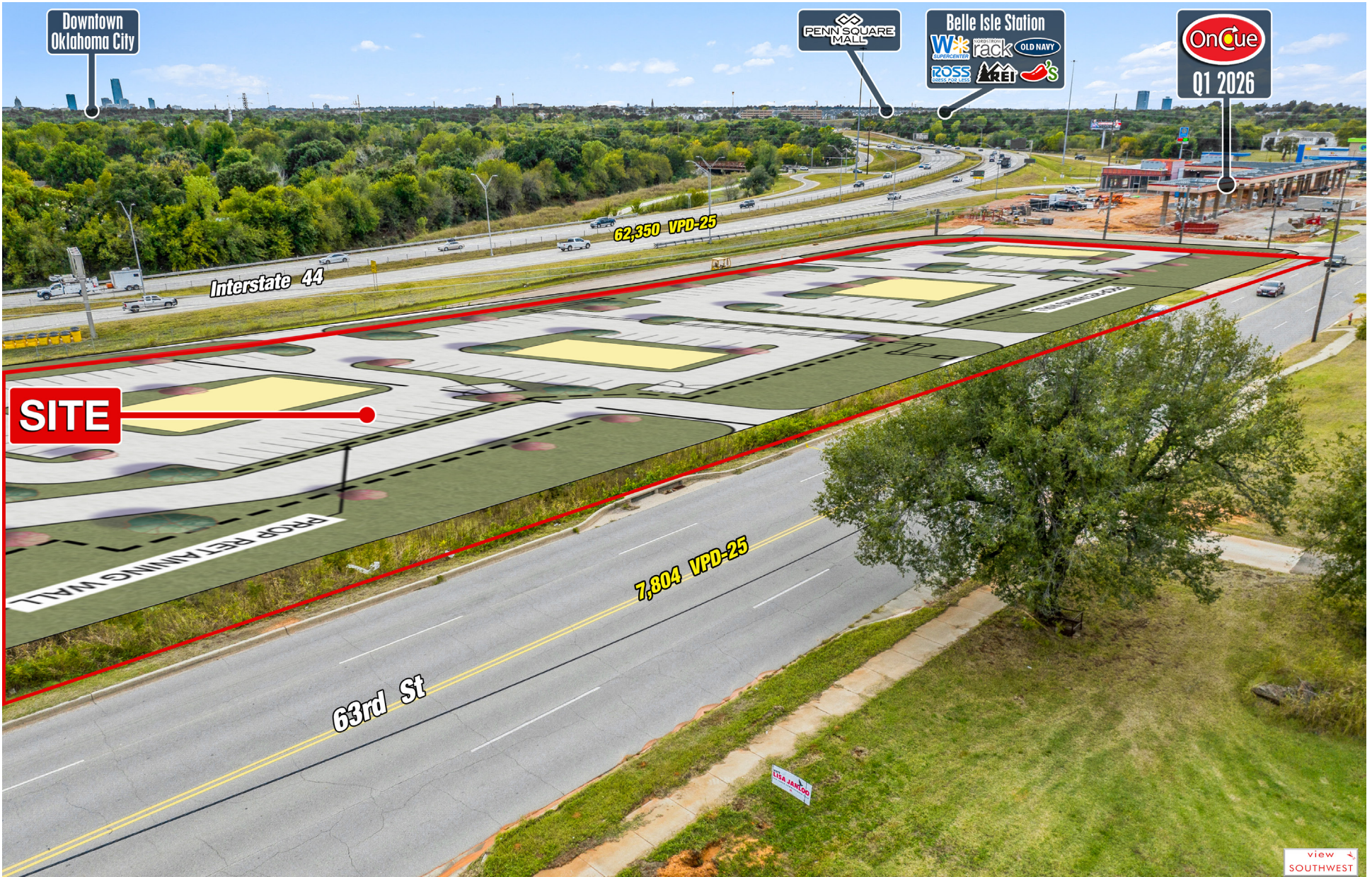
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