

# For Lease NW OKC – Free Standing

## Executive Summary

7019 W. Hefner Rd.  
OKC, OK 73118-4004



## OFFERING SUMMARY

|                        |                            |
|------------------------|----------------------------|
| <b>Bldg. Size SF:</b>  | <b>4,335</b>               |
| <b>Lease Rate:</b>     | <b>\$14.00 + NNN (\$3)</b> |
| <b>Ceiling Height:</b> | <b>14</b>                  |
| <b>Roof:</b>           | <b>New TPO – 6/23</b>      |
| <b>Lot Size SF:</b>    | <b>68,512</b>              |
| <b>Year Built:</b>     | <b>2004</b>                |
| <b>Office:</b>         | <b>Yes</b>                 |
| <b>Bathroom:</b>       | <b>Yes (2)</b>             |
| <b>HVAC:</b>           | <b>Yes</b>                 |
| <b>Center Name</b>     | <b>Warwick Crossing</b>    |
| <b>Market:</b>         | <b>NW OKC</b>              |
| <b>Term &amp; TI</b>   | <b>Negotiable</b>          |

## PROPERTY OVERVIEW

**7019 W. Hefner** is a free standing 4,335 sf building (former fitness center). Plenty of parking on a 1.5 acre lot. Restaurant/sports bar potential with room for outdoor patio. Excellent location in Warwick Crossing Center anchored by Crest Foods. New TPO roof June 2023. Excellent location. Term and TI are all negotiable. Dedicated pole sign located on Hefner Rd.

## LOCATION OVERVIEW

**This property** is an interior (outparcel) to Warwick Crossing Shopping Center, anchored by Crest Foods Grocery store, on the northeast corner of W. Hefner Rd. and Rockwell Rd., in OKC, Oklahoma.

## DEMOGRAPHICS

|                   | <b>1 Mile</b> | <b>3 Mile</b> | <b>5 Mile</b> |
|-------------------|---------------|---------------|---------------|
| Total Households  | 5,434         | 27,714        | 58,3121       |
| Total Population  | 12,206        | 72,156        | 154,627       |
| Average HH Income | \$109,494     | \$95,884      | \$89,455      |

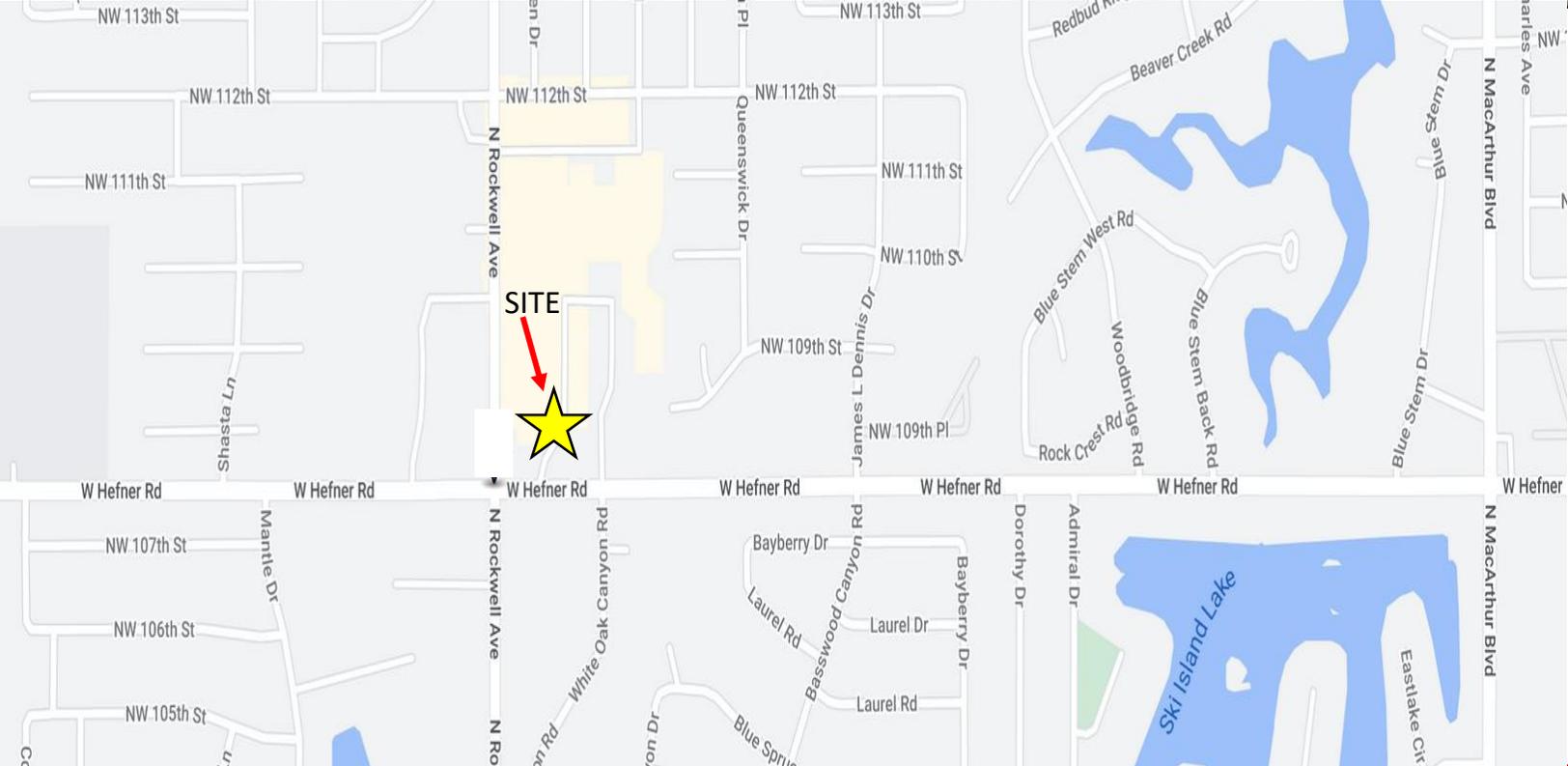
### CONTACT:

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For Lease  
free standing building

Location Map



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