Executive Summary



Details

Lease Rate:	$12 SF/yr (NNN)
Available SF:	600 - 6,784 SF
Building Size:	31,874 SF
Cross Streets:	NW 112th St & N Rockwell

Traffic Counts

N Rockwell Ave	north	21,712
N Rockwell Ave	south	21,415

Overview

Located in a growing area next to Crest Foods, this retail center is perfect for both new and expanding businesses, boasting daily traffic of over 21,000 cars and ample parking. Its location near grocery stores, restaurants, pharmacies, banks, and schools makes it attractive to retailers focusing on family clientele. Positioned at the intersection of Hefner and Rockwell, the site provides good visibility along Hefner Road and is conveniently close to Kilpatrick Turnpike and Lake Hefner Parkway for easy access.

Spaces	Lease Rate	Space Size
Suite A3	$12.00 psf NNN	6,784 SF
Suite A10	$12.00 psf NNN	1,000 SF
Suite A11-A-12	$12.00 psf NNN	3,240 SF
Suite A13	$12.00 psf NNN	600 SF

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Additional Photos

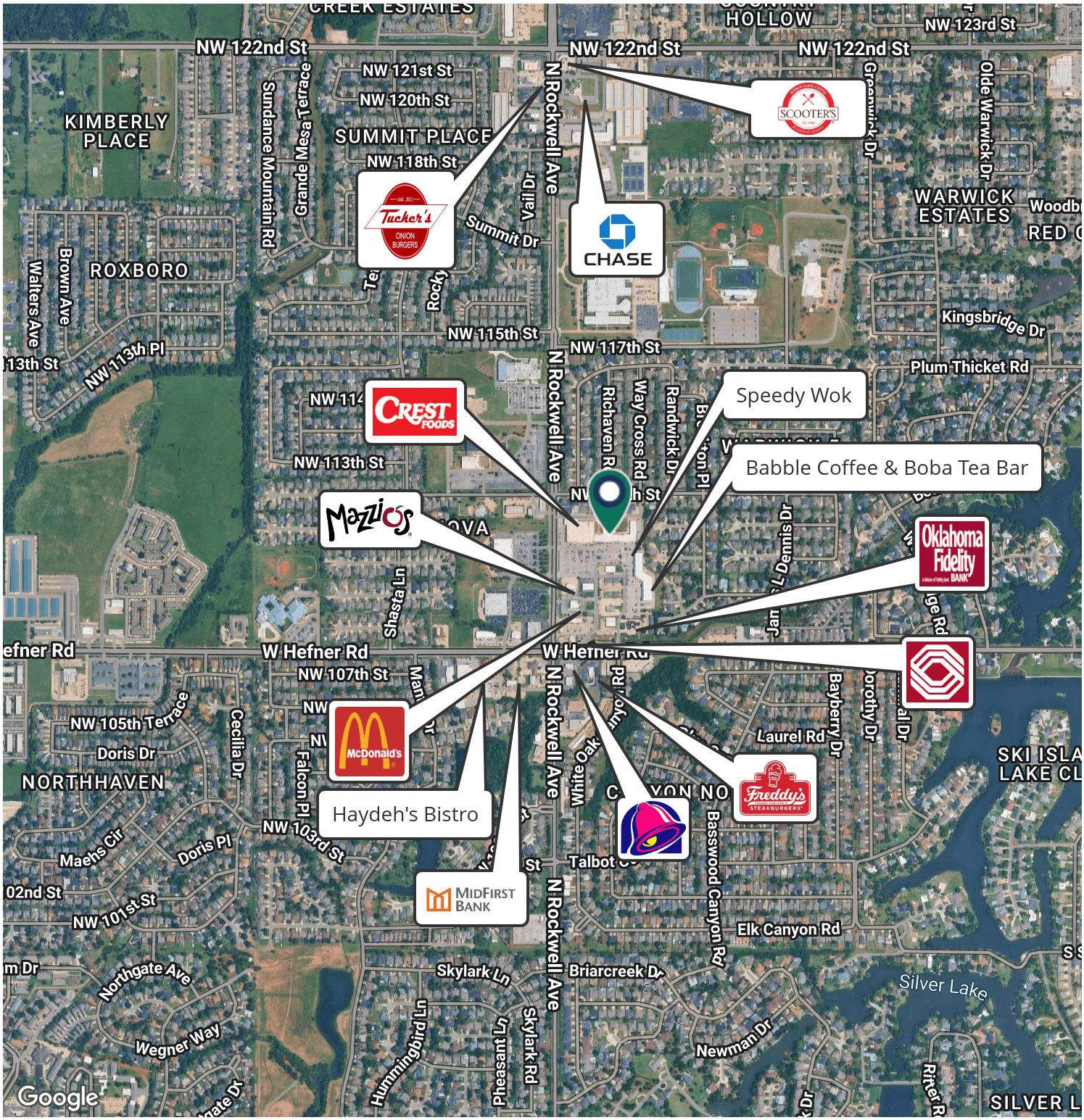




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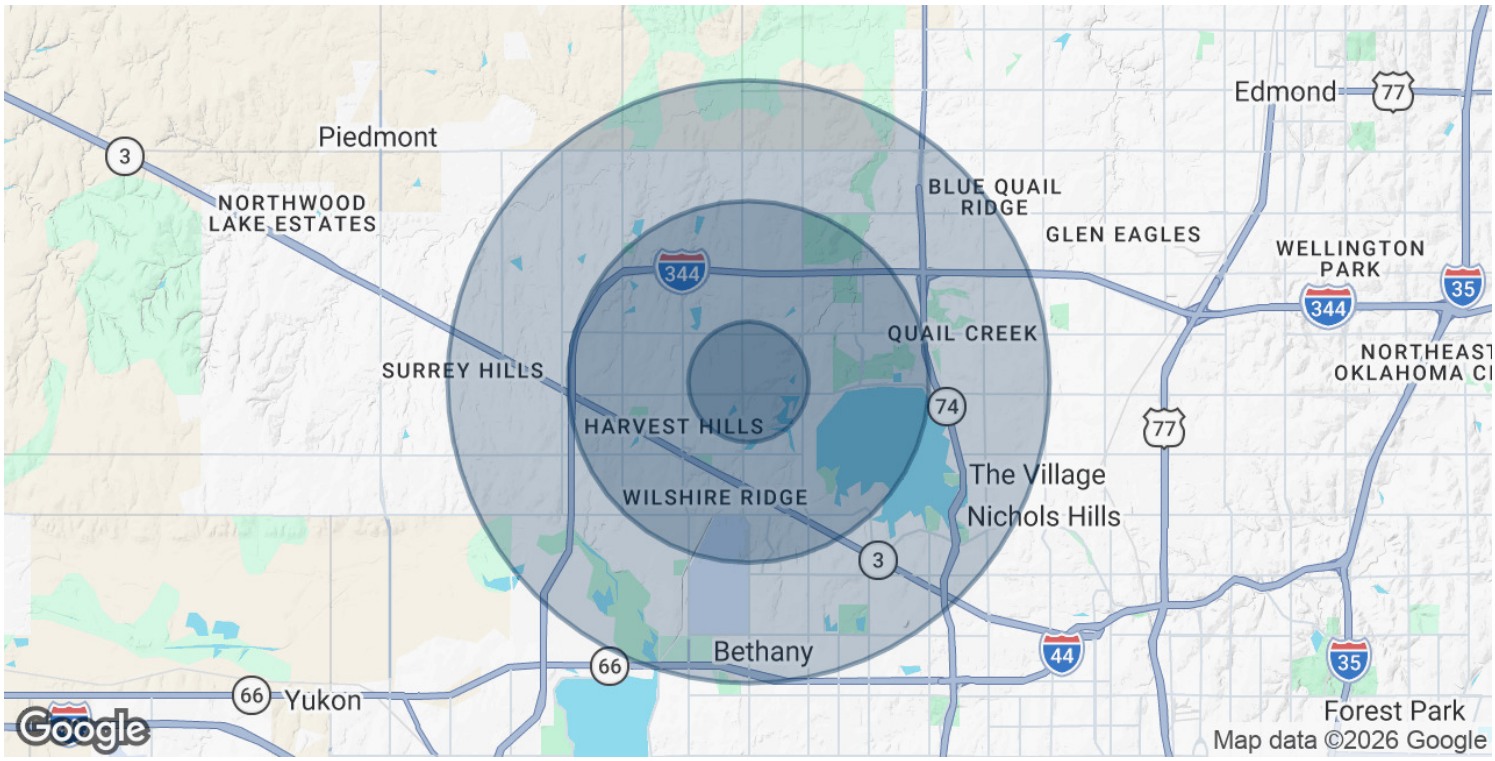
CREEK PRICE EDWARDS

Retailer Map



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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	12,722	75,392	166,286
Average Age	45	41	40
Average Age (Male)	43	40	38
Average Age (Female)	46	42	41

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,287	31,844	69,504
# of Persons per HH	2.4	2.4	2.4
Average HH Income	$117,903	$103,047	$101,300
Average House Value	$283,987	$295,121	$300,315

2020 American Community Survey (ACS)

11062026

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