

Executive Summary



OFFERING SUMMARY

Lease Rate:	\$12 SF/yr (NNN)
Estimated NNN:	
Building Size:	13,200 SF
Available SF:	1,800 - 3,600 SF
Lot Size:	1.25 Acres
Number of Units:	3
Year Built:	2016
Zoning:	I-2
Market:	Oklahoma City
Submarket:	Warr Acres

PROPERTY OVERVIEW

American Quality Center is a high quality flex/strip center offering 3,600 SF of available space. Built in 2016, the property features excellent visibility and prominent signage opportunities, including a large pylon sign. Located at the NE corner of N. Rockwell Ave. and W. Wilshire Blvd., the center benefits from strong traffic counts, approximately 450' of frontage, and convenient access to NW Expressway and surrounding areas.

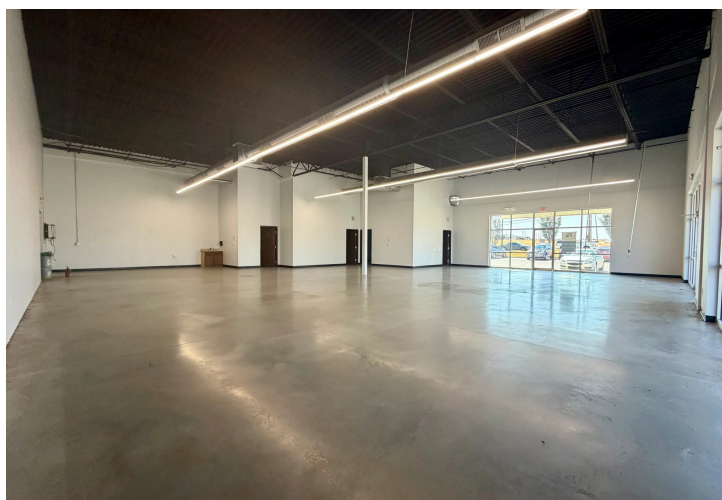
PROPERTY HIGHLIGHTS

- Approximately 450' of Frontage at the NE Corner of N. Rockwell Ave. & W. Wilshire Blvd.
- High Traffic Counts: Rockwell Ave.: 19,184 VPD & Wilshire Blvd.: ±10,000 VPD
- Fully Climate-Controlled with LED Lighting
- Multiple Signage Opportunities with Large Pylon Sign
- High Quality Construction featuring 3 Offices, Bathrooms, Kitchenette & Large Open Showroom
- Abundant Natural Light (Windows)
- Ample Parking for Employees & Customers
- 15 - 16' Clear Height with 30' x 30' Column Spacing
- Excellent Accessibility to NW Expressway & Surrounding Areas
- Can be divided into two ±1,800 SF clear span units

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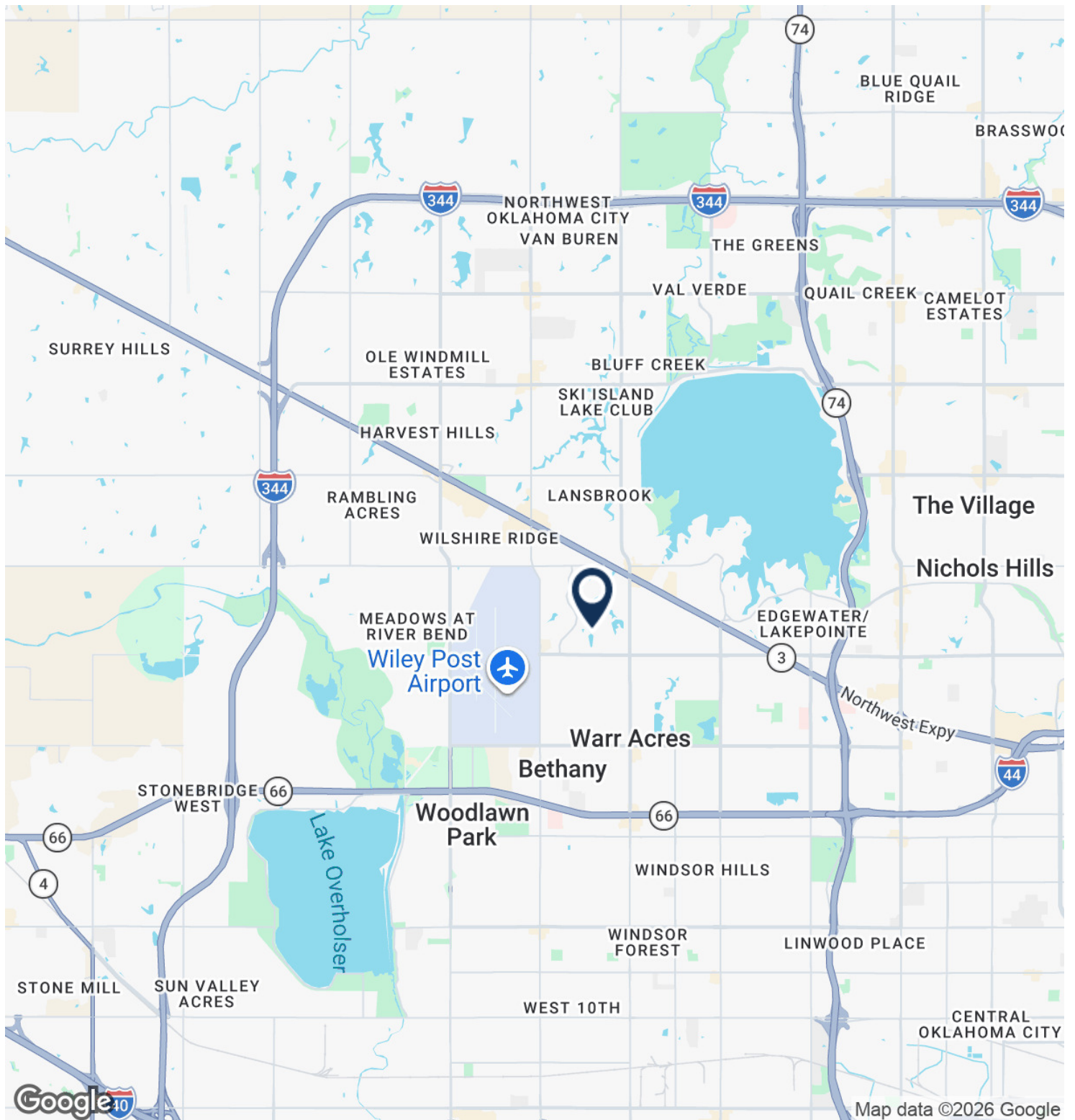
Additional Photos



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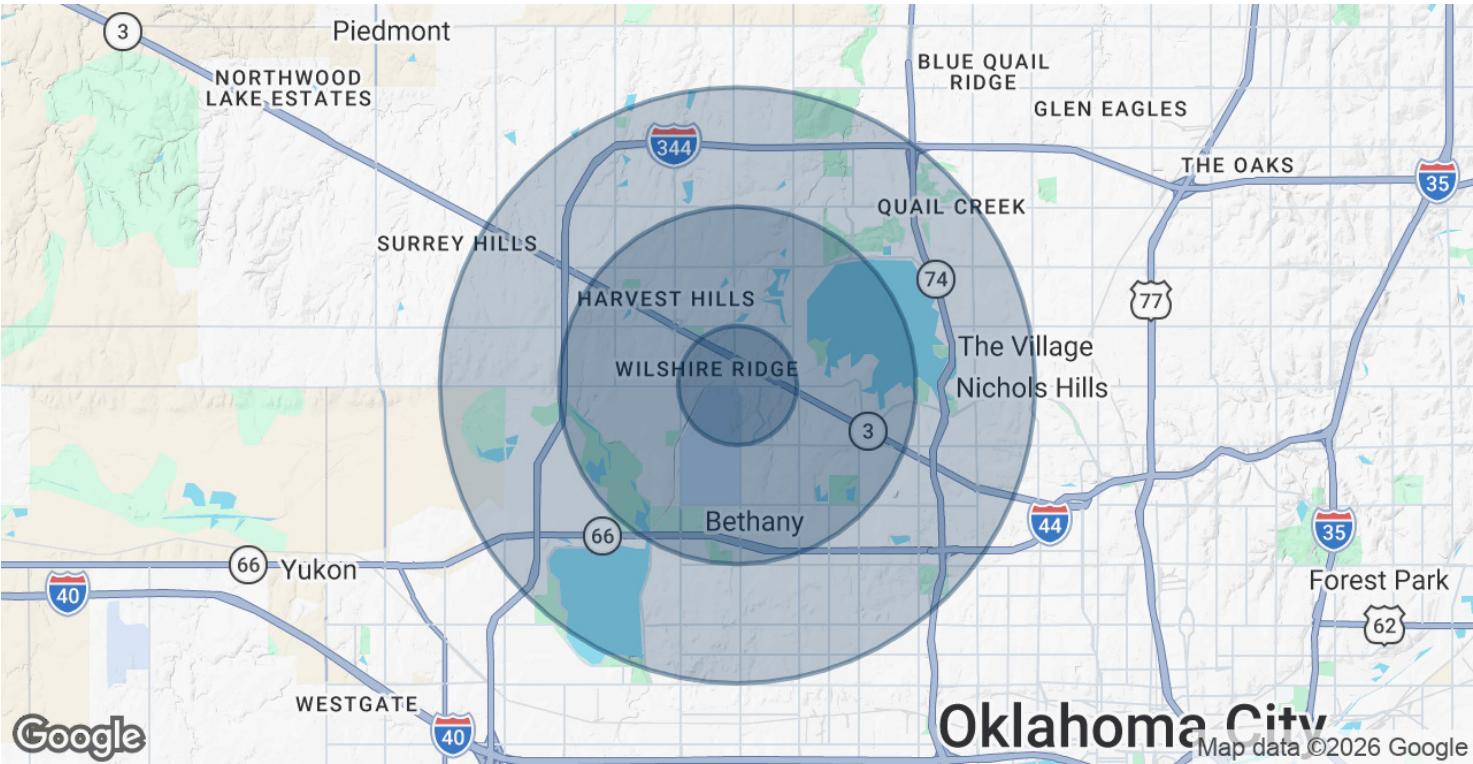
Location Map



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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,688	76,088	178,239
Average Age	32.5	37.3	37.9
Average Age (Male)	33.4	35.9	36.7
Average Age (Female)	32.7	38.7	39.1

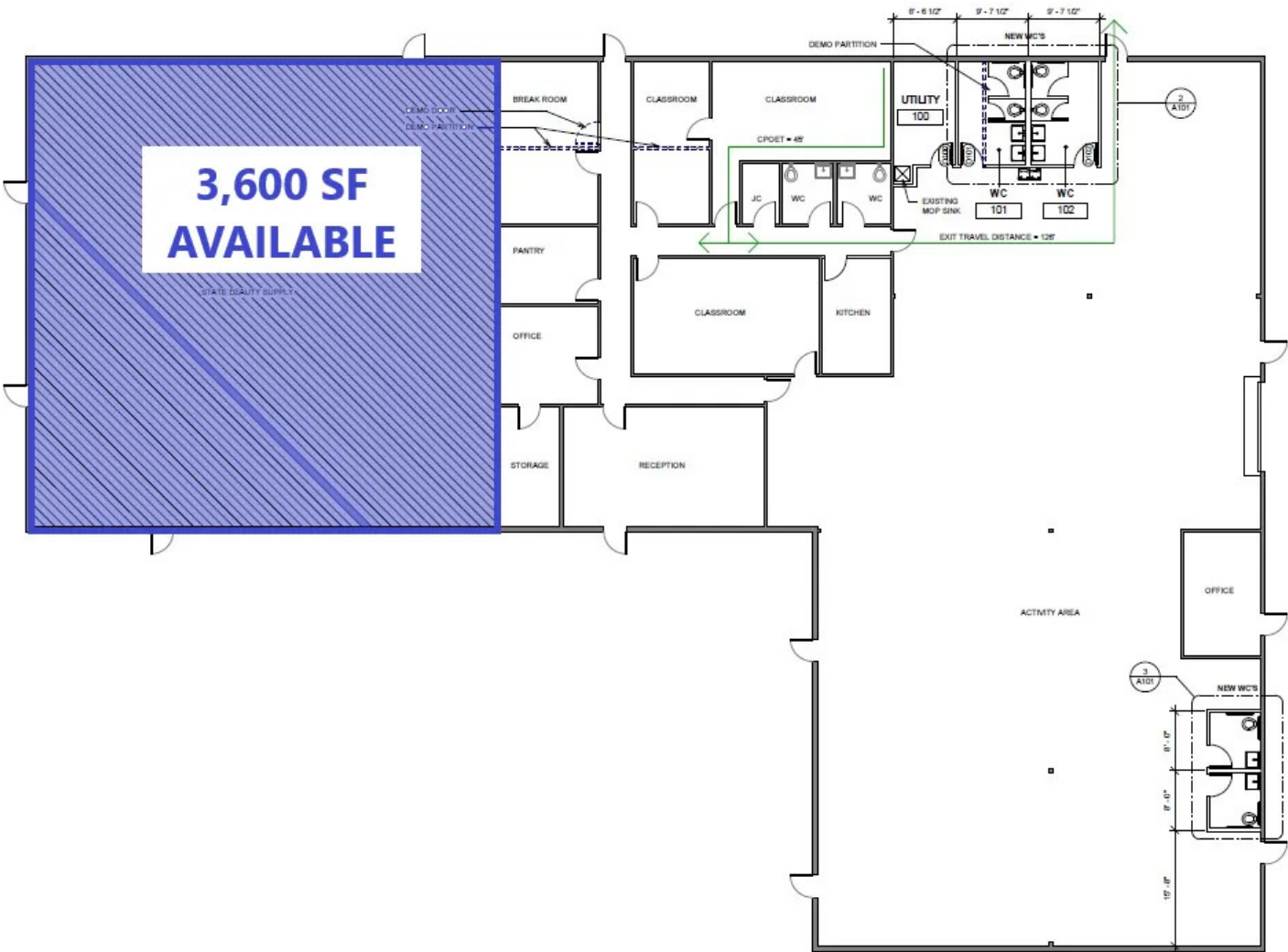
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,459	30,980	74,207
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$53,171	\$64,617	\$64,570
Average House Value	\$153,095	\$153,828	\$159,524

2020 American Community Survey (ACS)

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Floor Plans



Level 1
1/8" = 1'-0"

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