

6511 N. MAY AVENUE
OKLAHOMA CITY, OK 73116

Retail Space For Lease

2,000 SF MOL

Lease Price: \$12.00/SF NNN

NNN Charges: \$3.14/SF



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COMMERCIAL
REAL ESTATE

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PROPERTY HIGHLIGHTS

- Cannabis Friendly
- Interior Renovated in 2023
- ADA Restroom
- Large Open Area in Entry
- Back Entrance for Employees with Parking
- 2 Additional Rooms, 1 Enclosed
- Small Storage Area / Mop Room Enclosed
- 4 Dedicated Parks in Front of the Building
- Additional Free Parks in the Back of the Building
- 100' of Frontage on May Avenue
- Built in 1958
- Zoned: C-3

LOCATION HIGHLIGHTS

- Located Off of North May Avenue and N.W. 63rd Street
- Major Retail Corridor
- High Traffic Area
- Located Close to Penn Square Mall
- Easy Interstate Access
- May Avenue Traffic Count: 23,527 CPD & NW 63rd Street Traffic Count: 18,988 CPD

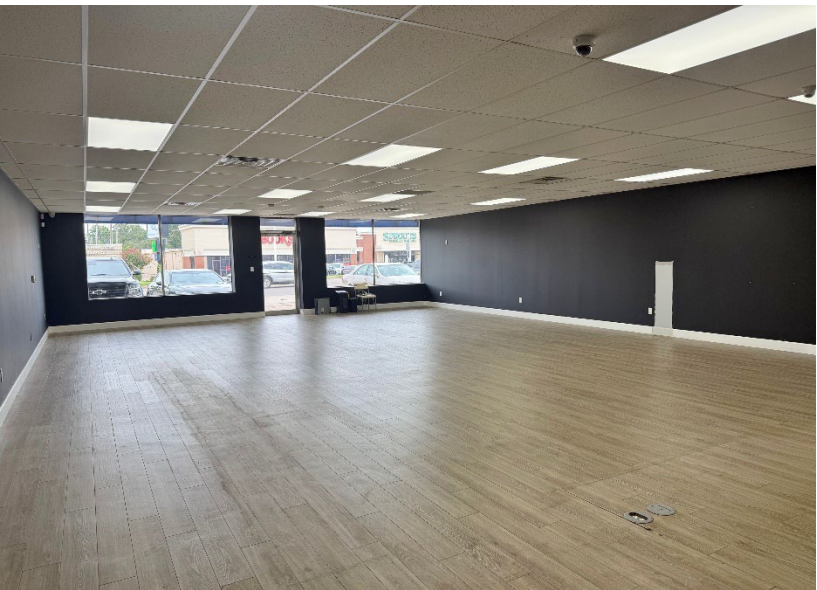
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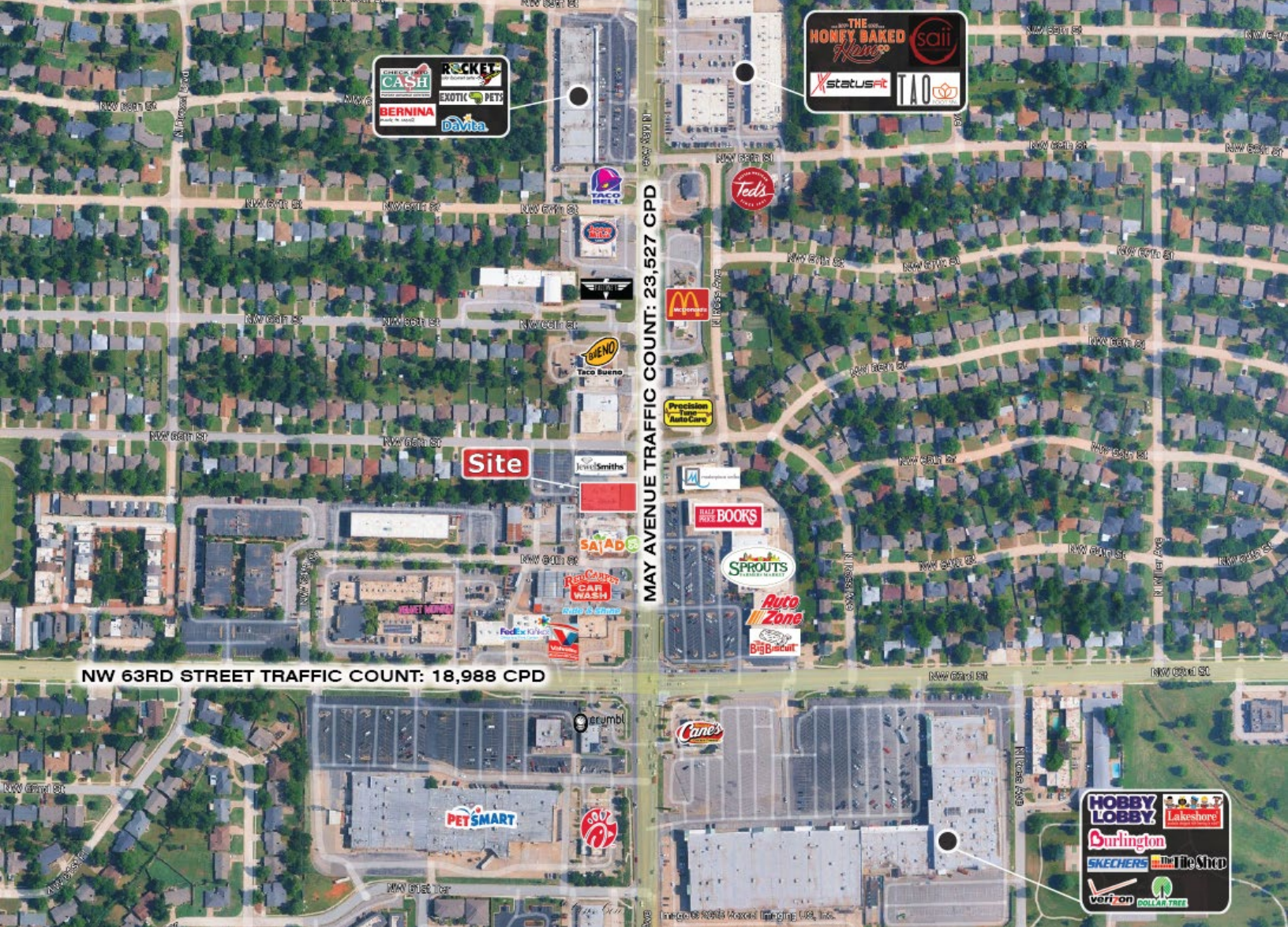
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	9,458	80,899	229,375
AVERAGE HOUSEHOLD INCOME	\$99,849	\$79,935	\$72,658
TOTAL HOUSEHOLDS	4,777	37,303	101,120

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