

240 PENN PARK - PHASE III

1421 PENN PARK BLVD, OKLAHOMA CITY, OK 73159

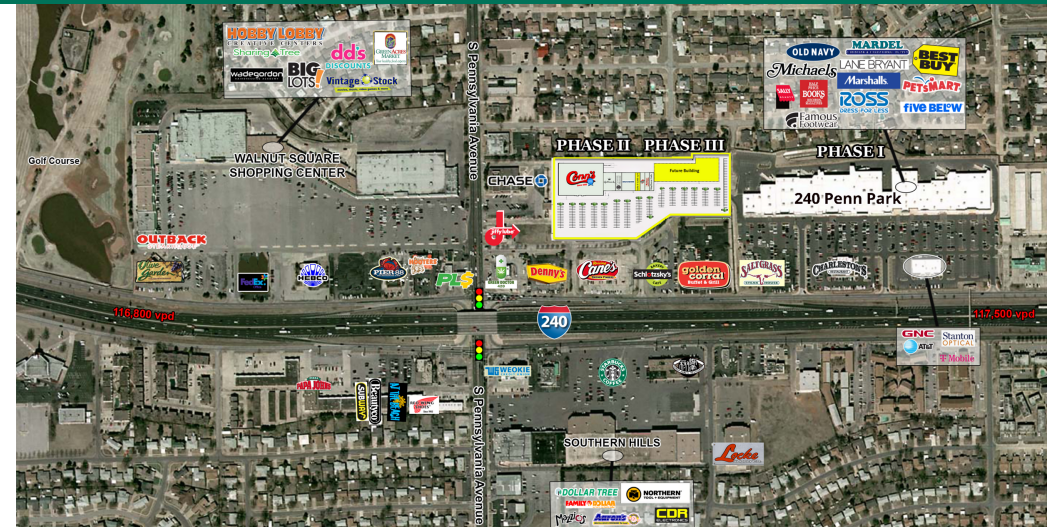
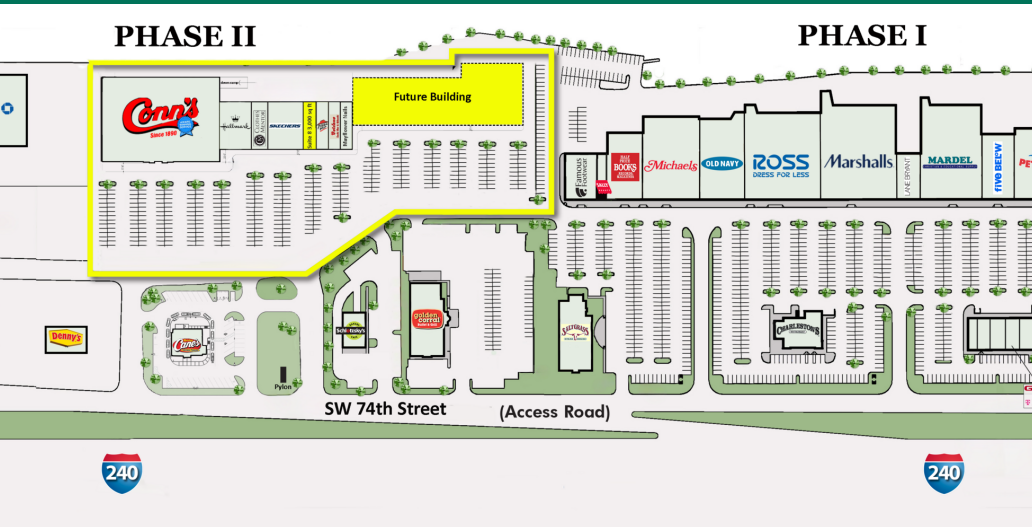


JACOB SIMON
 Retail Specialist
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Lease Rate
 \$22.00 - 25.00 SF/yr (NNN)

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PROPERTY DESCRIPTION

240 Penn Park is a power center shopping center located on the northeast corner of S Pennsylvania & Interstate 240. This highly trafficked area gets over 100,000 cars per day and is easily accessible. Phase III will consist of brand new retail space available - lease ranging from 1,500 sf up to 48,000 sf. Call Associate for rate.

Co-tenants include Conn's, Hallmark, Pizza Hut, Skechers, Best Buy, Marshalls, Old Navy, Mardel, Petsmart, Half Price Books, Ross, and much more. The center is surrounded by many national restaurants and retailers.

PROPERTY HIGHLIGHTS

- Future Retail Space available for Lease
- Up to 48,000 square feet available
- Highly trafficked intersection and easily accessible

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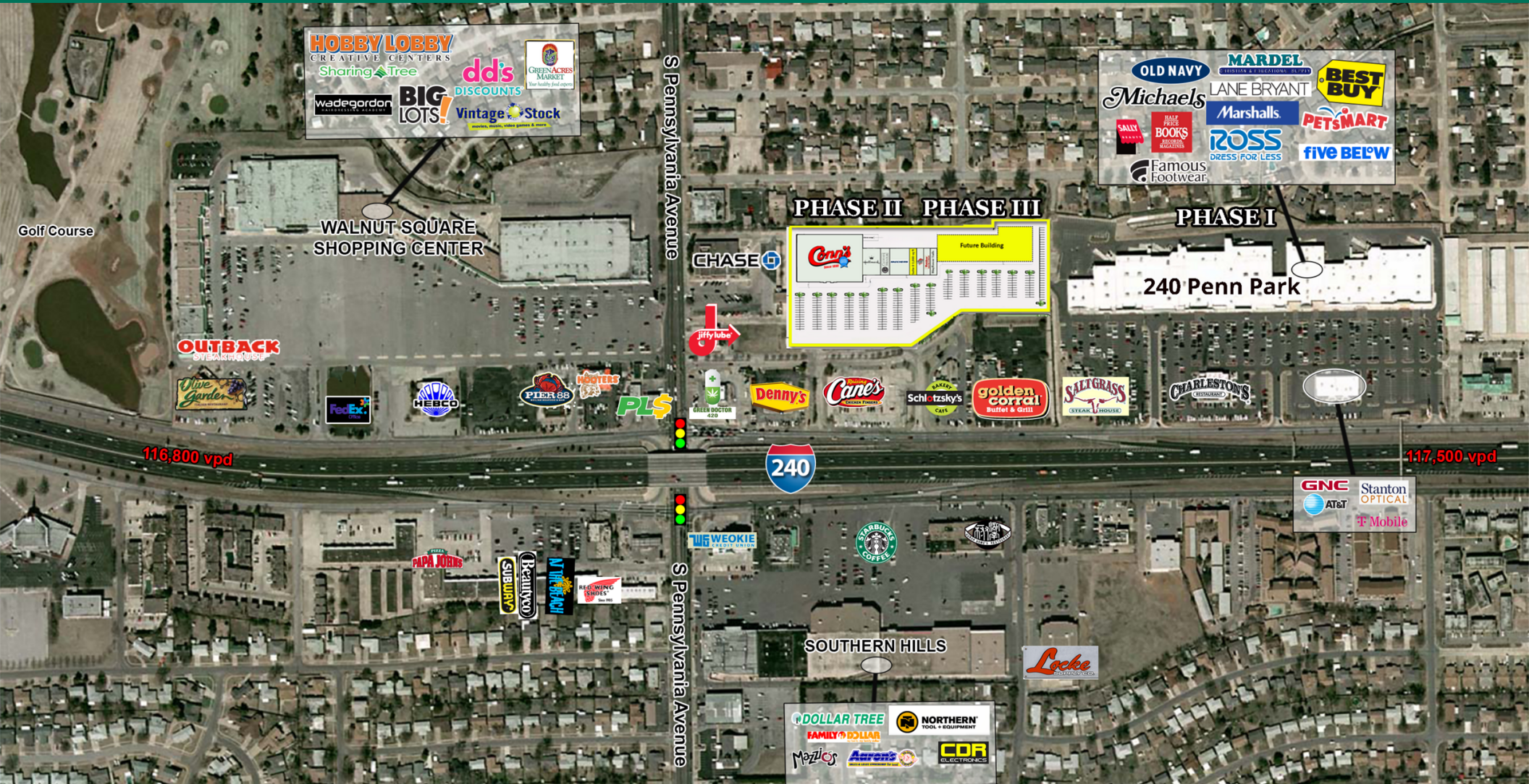
OFFERING SUMMARY

Lease Rate:	\$22.00 - 25.00 SF/yr (NNN)
Available SF:	3,000 - 48,000 SF
Lot Size:	2.6 Acres
Building Size:	48,000 SF

SPACES	LEASE RATE	SPACE SIZE	
1421 Penn Park Blvd	\$22.00 - 25.00 SF/yr	48,000 SF	future
1609 Penn Park Blvd, Suite 8	\$23.00 SF/yr	3,000 SF	existing

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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	933	3,695	17,346
Average Age	32.0	34.2	34.3
Average Age (Male)	29.1	34.2	32.7
Average Age (Female)	32.2	33.2	35.7

HOUSEHOLDS & INCOME

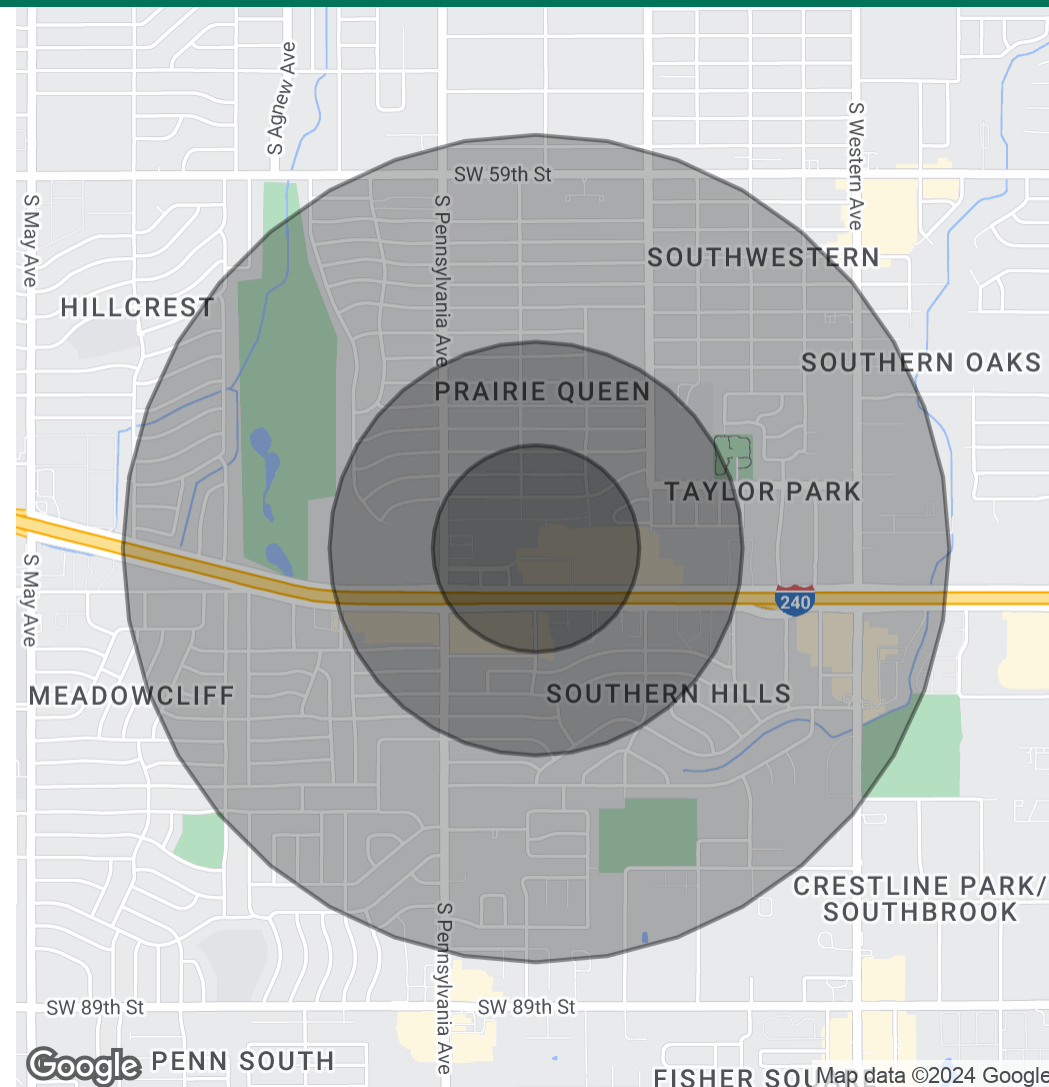
	0.25 MILES	0.5 MILES	1 MILE
Total Households	332	1,474	6,631
# of Persons per HH	2.8	2.5	2.6
Average HH Income	\$48,640	\$43,118	\$46,154
Average House Value	\$110,715	\$98,208	\$96,944

* Demographic data derived from 2020 ACS - US Census

04252024

TRAFFIC COUNTS

I-240	east west	117,500 116,800
S Pennsylvania Ave	north south	24,100 21,800



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