



## OFFERING SUMMARY

Lease Rate:	\$11.00 - 13.00 SF/yr (NNN)
Building Size:	67,805 SF
Available SF:	1,800 - 8,000 SF
Lot Size:	7.54 Acres
Year Built:	1973
Zoning:	C-3
Market:	OKC MSA
Submarket:	North OKC
Traffic Count:	16,923

## PROPERTY OVERVIEW

Space available at the very diverse Penn-Hefner Shopping Center.

From Broadway Extension Exit on to Hefner Rd heading West. The subject property is located on the northeast corner of Hefner Rd and N Pennsylvania Avenue.

## PROPERTY HIGHLIGHTS

- Built 1973
- 635 Parking spaces ( 9.37/ 1,000 SF)
- Rates: \$11-\$13/NNN
- Signaled Intersection
- Pylon Sign
- Dedicated Turn Lane

SPACES	LEASE RATE	SPACE SIZE
Suite 2129	\$11.00 - 13.00 SF/yr	1,800 SF
Suite 2121	\$11.00 - 13.00 SF/yr	8,000 SF

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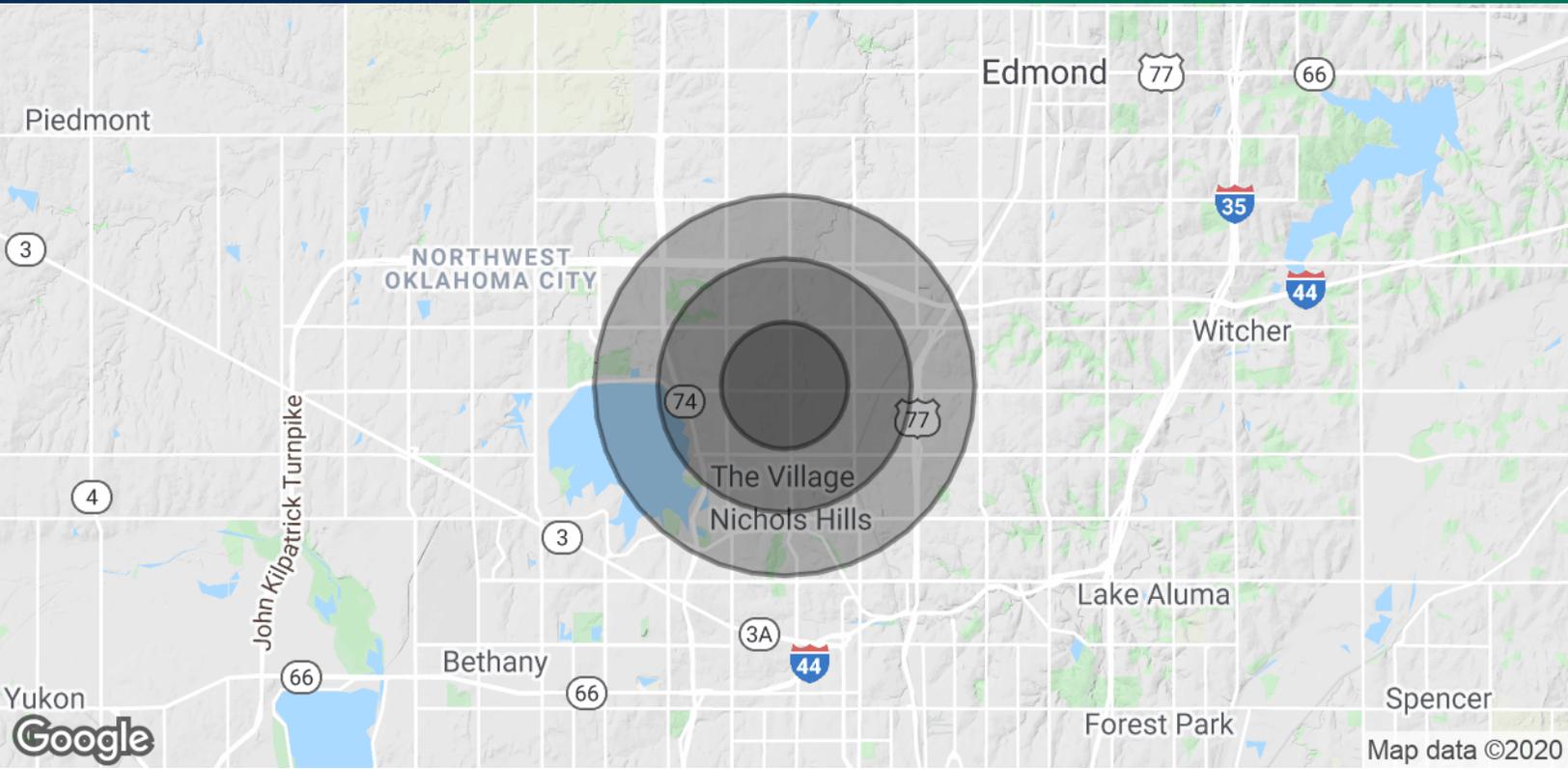
405.843.7474 x255

adiehl@priceedwards.com

The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.

## Penn-Hefner Plaza

2121 W Hefner Rd . Oklahoma City, OK 73120



### POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	12,051	44,052	73,631
Average age	35.5	34.4	35.4
Average age (Male)	30.5	31.7	32.9
Average age (Female)	39.2	36.5	37.2

### HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	5,256	20,094	33,162
# of persons per HH	2.3	2.2	2.2
Average HH income	\$57,070	\$59,719	\$71,260
Average house value	\$122,038	\$155,641	\$200,400

\* Demographic data derived from 2010 US Census

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