

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$23.00 SF/yr (NNN)
Building Size:	10,458 SF
Available SF:	1,426 - 2,912 SF
Lot Size:	80,638 SF
Number of Units:	7
Year Built:	2016
Zoning:	Commercial

### PROPERTY OVERVIEW

14600 N Penn offers a highly visible and easily accessible location with a prime position near the Memorial Corridor. North Pennsylvania Ave has one of the highest traffic flows in Oklahoma City, making it a highly desirable spot for national and local credit retailers. With a diverse mix of tenants, including two restaurants, a nail salon, a lash studio, and a lab facility, this center makes a great destination for a variety of businesses.

### PROPERTY HIGHLIGHTS

- High Traffic along N Penn
- Close Proximity to Quail Springs Mall
- Modern Design and Construction
- Ample Parking
- Exterior Lighting
- Quality Co Tenants

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## ADDITIONAL PHOTOS

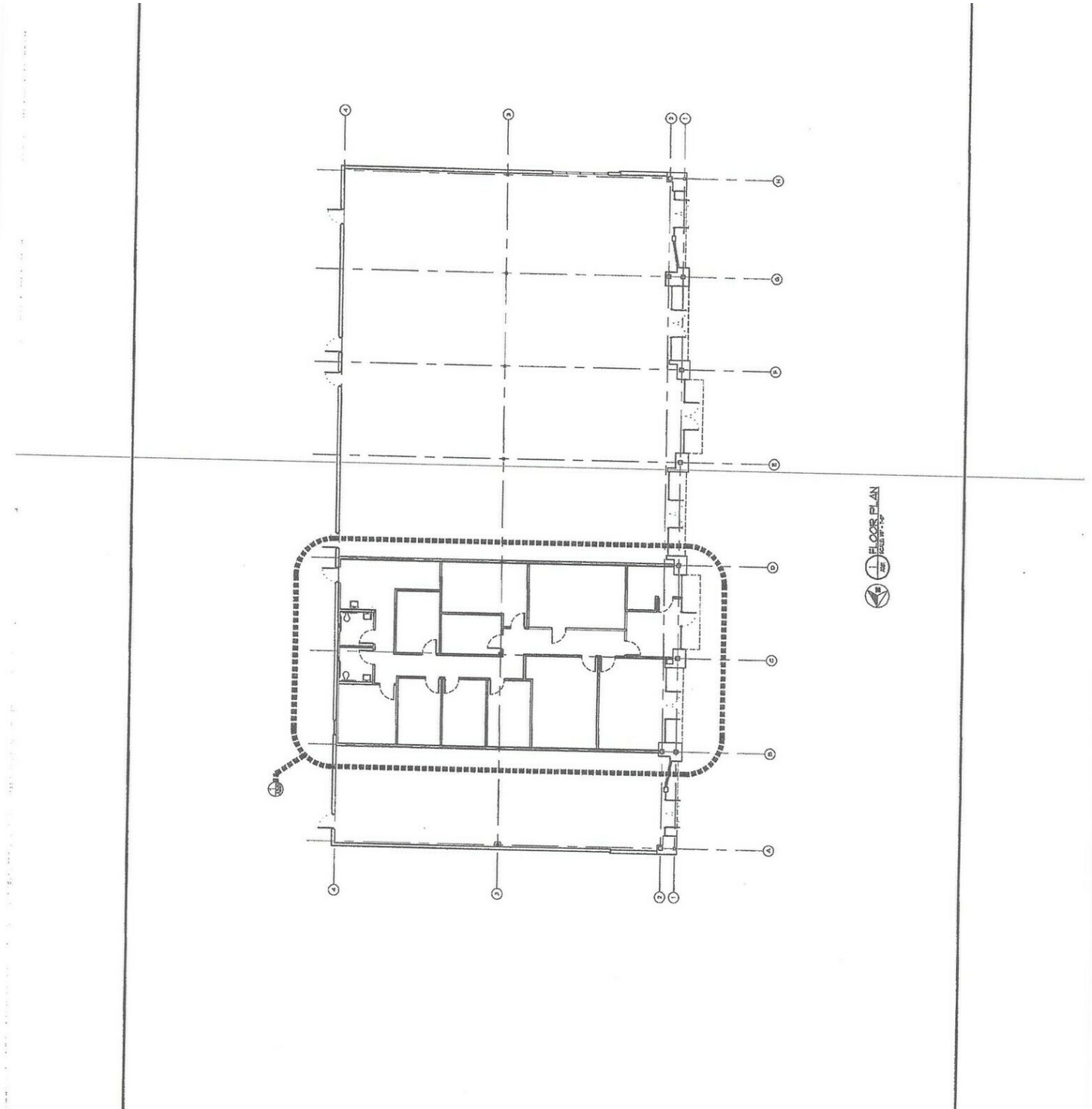


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## SITE PLANS

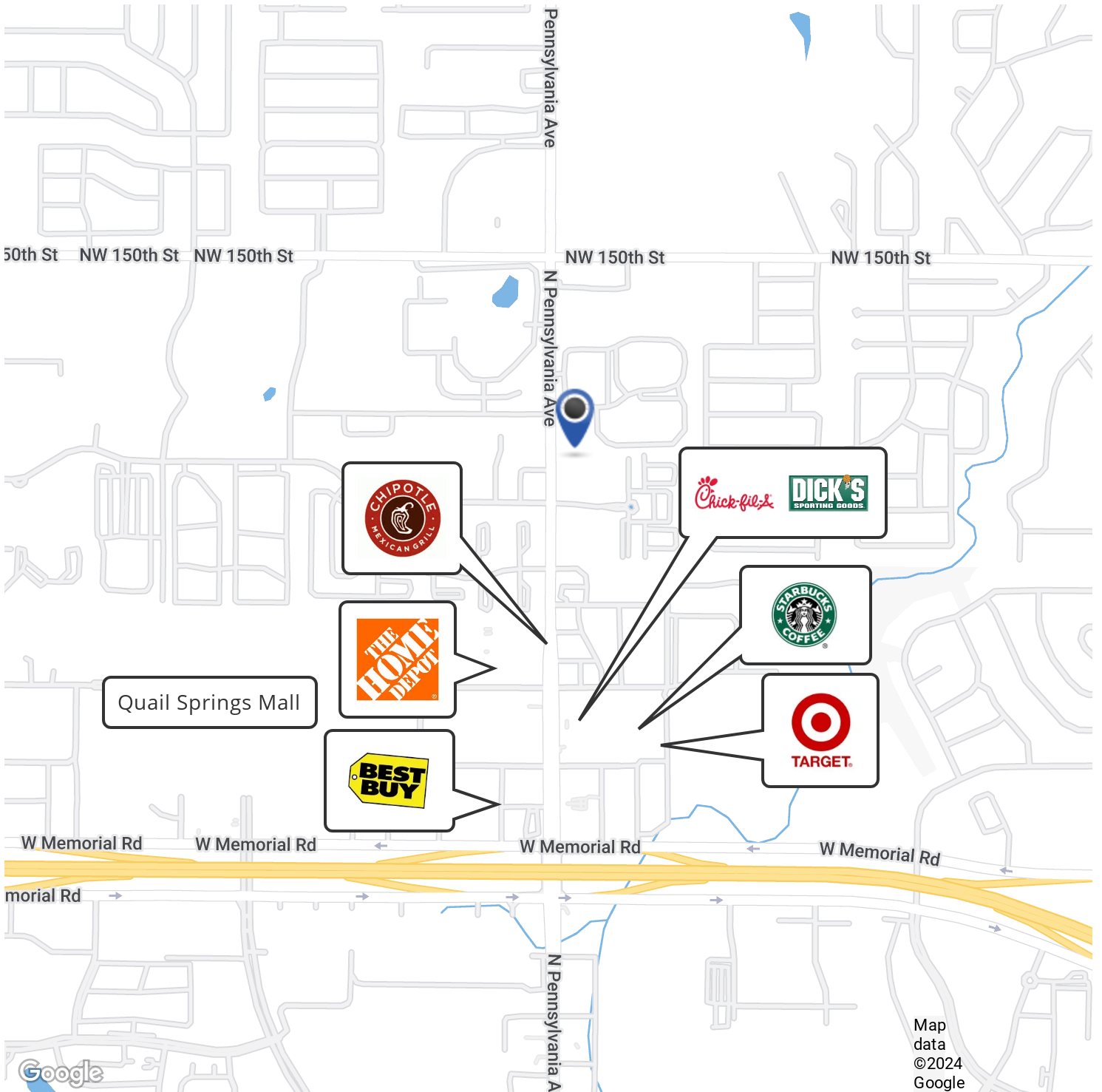


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## RETAILER MAP

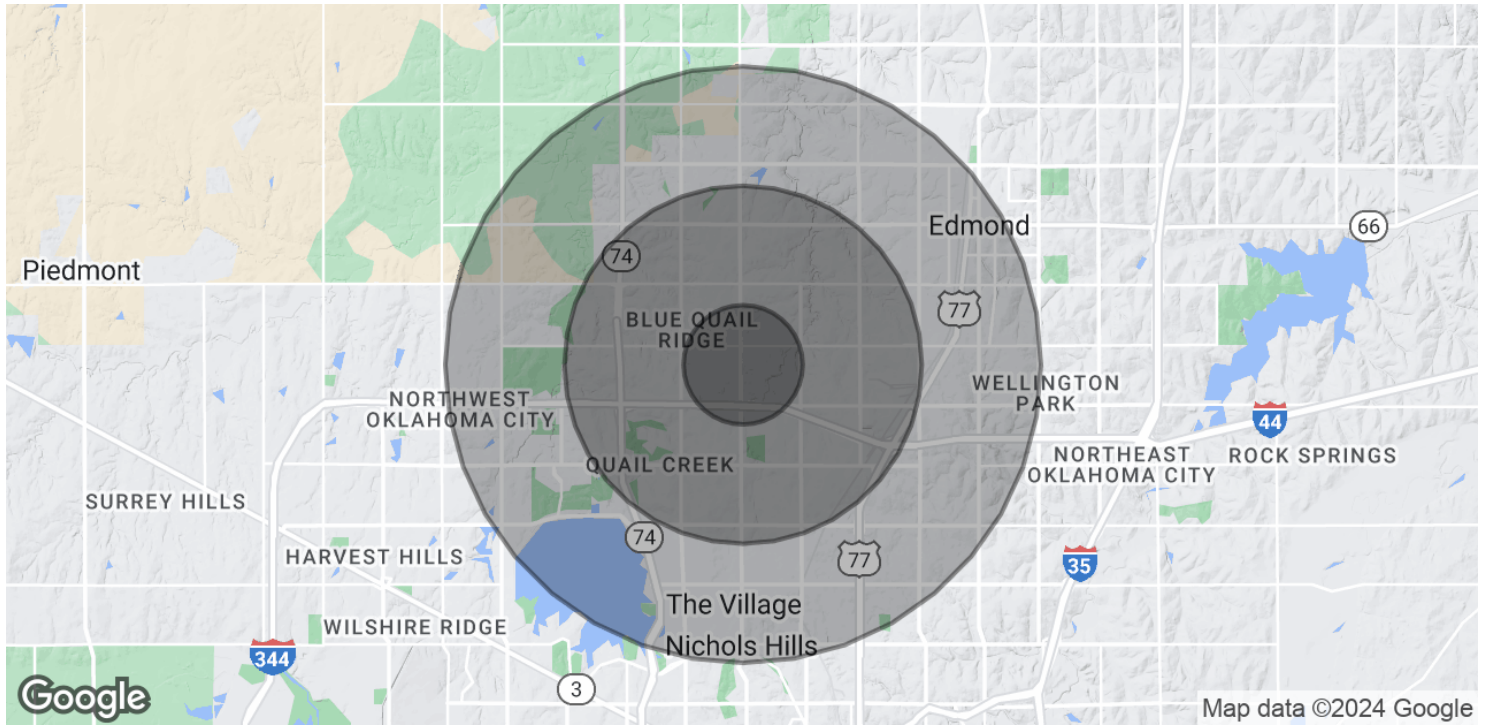


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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,535	73,494	175,699
Average Age	34.6	36.2	35.6
Average Age (Male)	31.4	34.2	34.2
Average Age (Female)	36.4	37.4	36.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,315	34,395	78,654
# of Persons per HH	1.8	2.1	2.2
Average HH Income	\$71,387	\$83,932	\$84,885
Average House Value	\$125,101	\$192,785	\$205,451

2020 American Community Survey (ACS)

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