



OFFERING SUMMARY

Lease Rate:	\$28.00 - 32.00 SF/yr (NNN)
Building Size:	9,522 SF
Available SF:	1,673 SF
Lot Size:	1.11 Acres
Year Built:	2003

PROPERTY OVERVIEW

This multi-tenant building is ideally located in front of the Wal-Mart Super Center and Sam's Club offering strong traffic, visibility and easy access. Center is located at the NE corner of N Pennsylvania Ave & NW 133rd St.

One space is available on the southeast end cap with direct access from NW 133rd St.

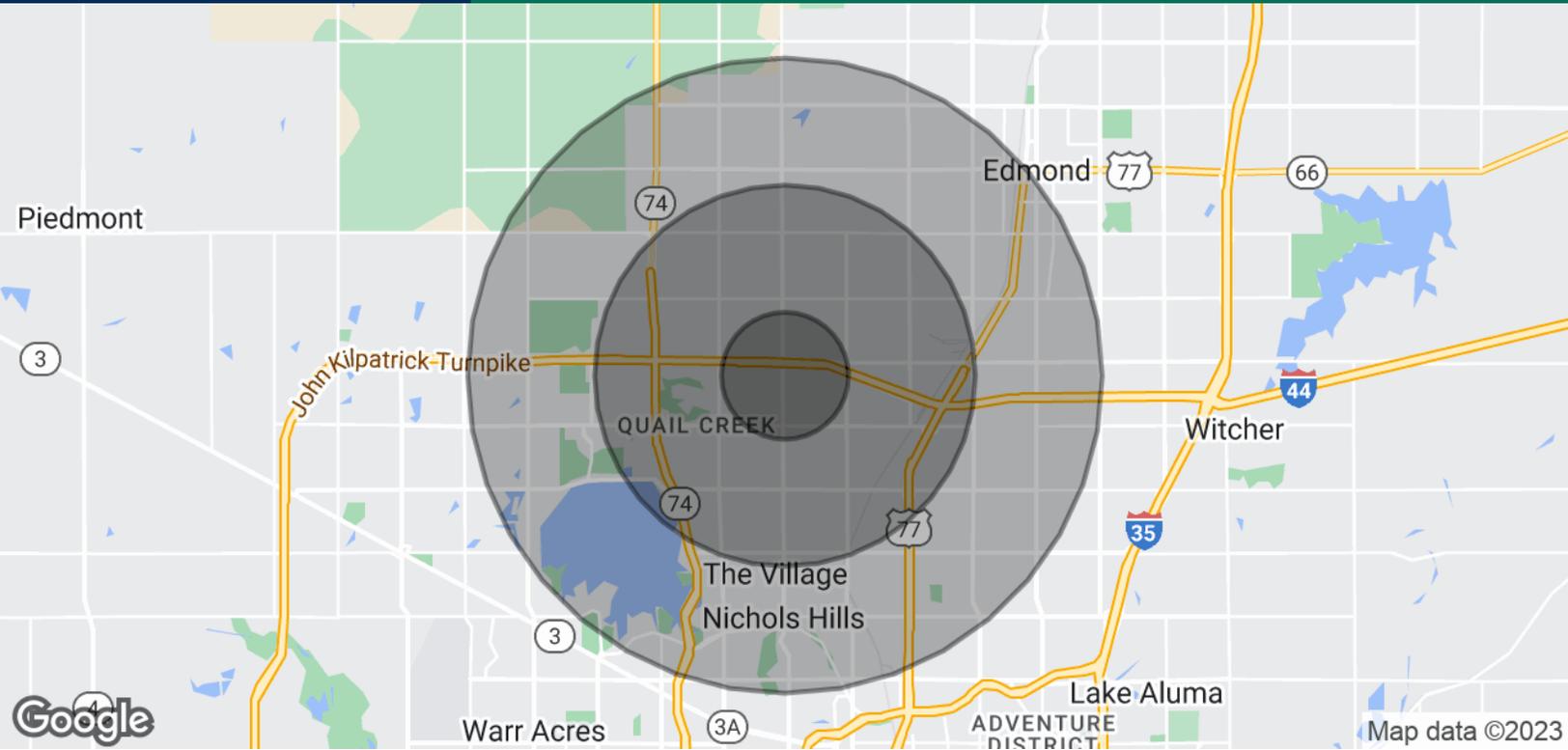
The space could be used for medical or be converted to accommodate a restaurant or retail tenant.

PROPERTY HIGHLIGHTS

- Available
- Suite 13400
- NNN rate is \$8.00 psf
- Pylon Signage available



EV ERNST
405.843.7474
eernst@priceedwards.com
priceedwards.com



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,136	68,505	146,559
Average Age	29.0	34.6	35.5
Average Age (Male)	28.1	32.9	33.7
Average Age (Female)	30.5	35.9	36.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,940	30,227	62,377
# of Persons per HH	1.8	2.3	2.3
Average HH Income	\$43,933	\$72,721	\$79,550
Average House Value	\$157,910	\$189,893	\$206,945

* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNTS

N Pennsylvania Ave	north	22,199
N Pennsylvania Ave	south	25,346
		01162023

EV ERNST
405.843.7474
eernst@pricedwards.com
pricedwards.com