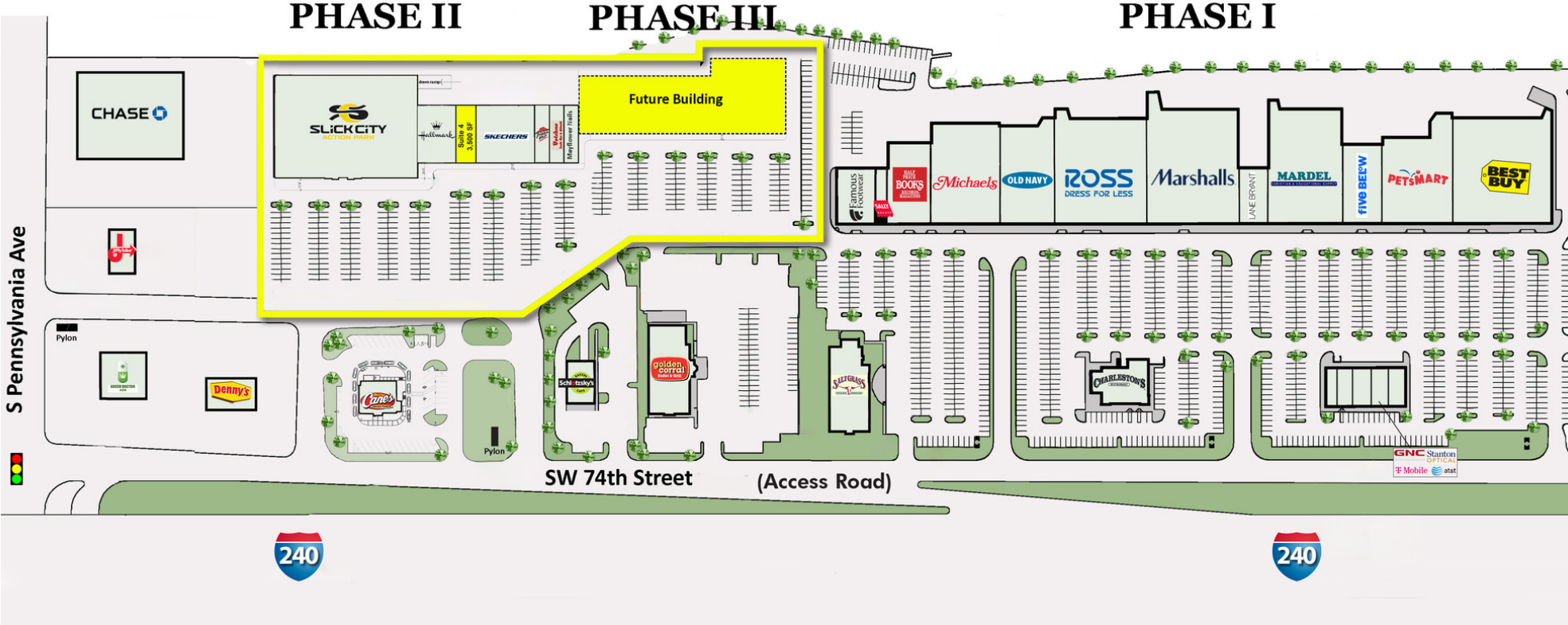


240 Penn Park - Phase II | Phase III

FOR LEASE

1421 Penn Park Blvd, Oklahoma City, OK 73159



Lease Rate: \$22 - 25 SF/Yr (NNN)

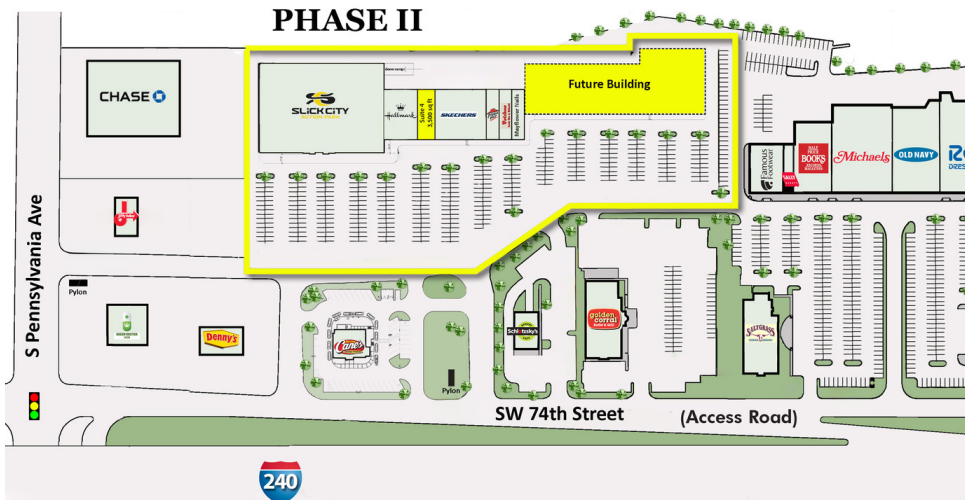
Jacob Simon
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240 Penn Park - Phase II | Phase III

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1421 Penn Park Blvd, Oklahoma City, OK 73159



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 II has one space available in the middle of this center with strong co-tenancy.

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 Slick City Action Park, 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.

OFFERING SUMMARY

Lease Rate:	\$22 - 25 SF/yr (NNN)
Available SF:	3,500 - 48,000 SF
Lot Size:	109,425 SF
Building Size:	48,000 SF

SPACES	LEASE RATE	SPACE SIZE
1421 Penn Park Blvd	\$22.00 - 25.00 SF/yr	48,000 SF
1609 Penn Park Blvd, Suite 4	\$22.50 SF/yr	3,500 SF

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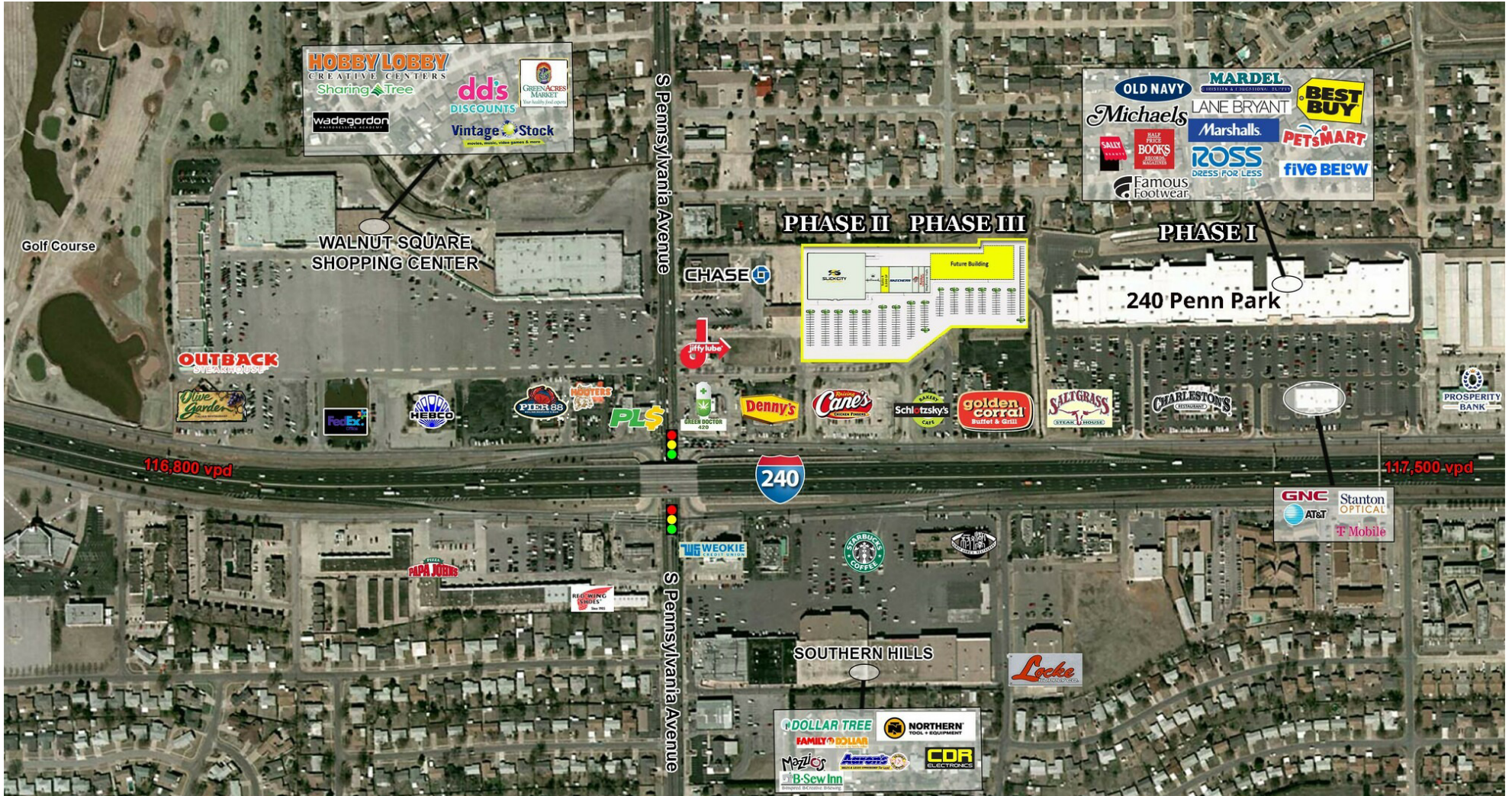
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240 Penn Park - Phase II | Phase III

FOR LEASE

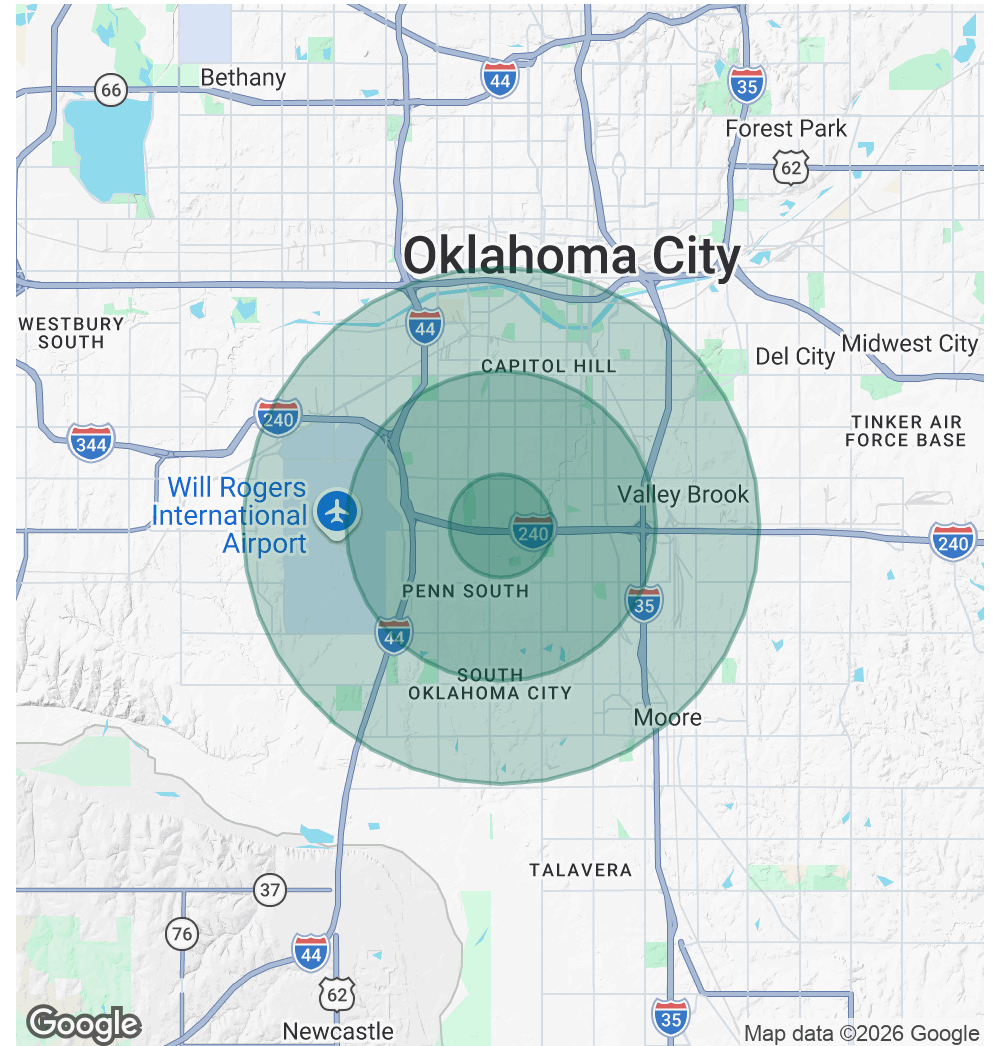
1421 Penn Park Blvd, Oklahoma City, OK 73159

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,998	111,469	203,034
Average Age	36	37	37
Average Age (Male)	35	36	36
Average Age (Female)	37	37	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,726	41,462	73,818
# of Persons per HH	2.8	2.7	2.8
Average HH Income	\$58,354	\$63,677	\$68,931
Average House Value	\$149,003	\$165,004	\$177,118

Demographics data derived from AlphaMap

04062026



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