

PENN POINTE

2136-2219 NW 164TH ST, EDMOND, OK 73013



PROPERTY DESCRIPTION

Space available for lease at this highly trafficked intersection. Neighboring Tenants include China Chef, ZT Cigars, Mandarin Spa, and a Nails Salon. Retailers get the benefit of this busy intersection and growing market.

Landlord is highly motivated.

TRAFFIC COUNTS

N Pennsylvania Ave	north	19,812
N Pennsylvania Ave	south	22,845
NW 164th St	east	20,763
NW 164th St	west	15,966

OFFERING SUMMARY

Lease Rate	\$17.00 SF/yr (NNN)
Available SF:	2,400 SF
Lot Size:	1.71 Acres
Combined Buildings Size :	14,700 SF
Year Built:	2007

SPACE	LEASE RATE	SPACE SIZE
Suite 2128	\$17.00 SF/yr	2,400 SF

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,756	73,954	162,701
Average Age	35.5	35.9	35.3
Average Age (Male)	34.1	34.8	33.8
Average Age (Female)	36.6	36.6	36.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,387	31,771	71,006
# of Persons per HH	2.7	2.3	2.3
Average HH Income	\$114,817	\$95,420	\$86,362
Average House Value	\$236,864	\$207,702	\$205,066

* Demographic data derived from 2020 ACS - US Census

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