



OFFERING SUMMARY

Lease Rate:	\$11.00 - 13.00 SF/yr (NNN)
Building Size:	67,805 SF
Available SF:	1,200 - 11,000 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)
- Signaled Intersection
- Pylon Sign
- Dedicated Turn Lane

SPACES

LEASE RATE

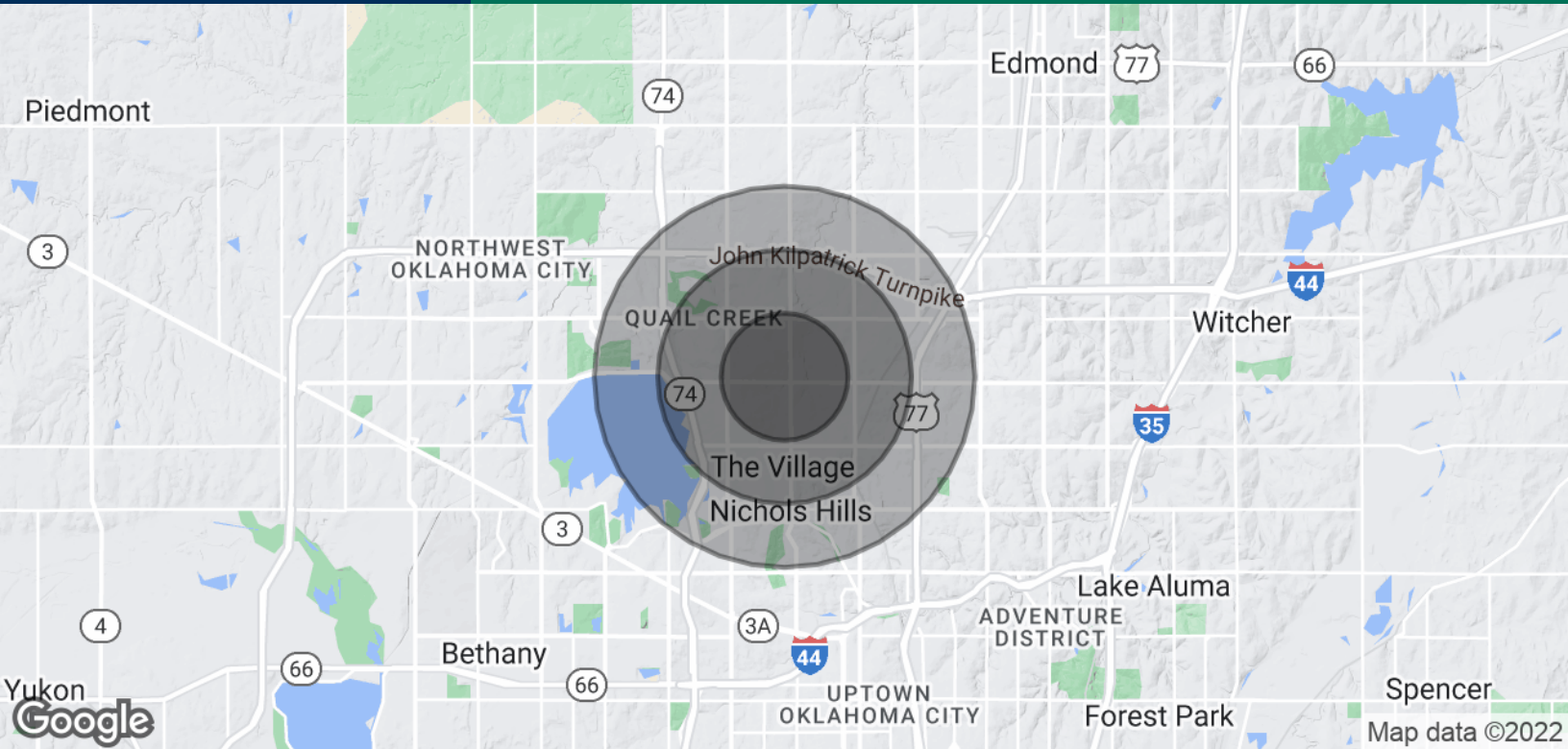
SPACE SIZE

2121 W Hefner Rd	\$11.00 - 13.00 SF/yr	11,000 SF
2129 W Hefner Rd	\$11.00 - 13.00 SF/yr	2,369 SF
2133 W Hefner Rd	\$11.00 - 13.00 SF/yr	2,353 SF
11009 N Penn Ave	\$11.00 - 13.00 SF/yr	1,200 SF

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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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