

Executive Summary



OFFERING SUMMARY

Lease Rate:	\$10 SF/yr (NNN)
Estimated NNN:	\$3.81 SF/yr
Building Size:	4,941 SF
Available SF:	4,941 SF
Lot Size:	25,300 SF
Number of Units:	1
Year Built:	1979
Zoning:	C-3

PROPERTY OVERVIEW

Located along the north side of I-240 between S. Pennsylvania Ave. and S. Western Ave., with convenient access to I-240 and major south Oklahoma City thoroughfares. The property offers excellent visibility from I-240 and accessibility from the I-240 service road.

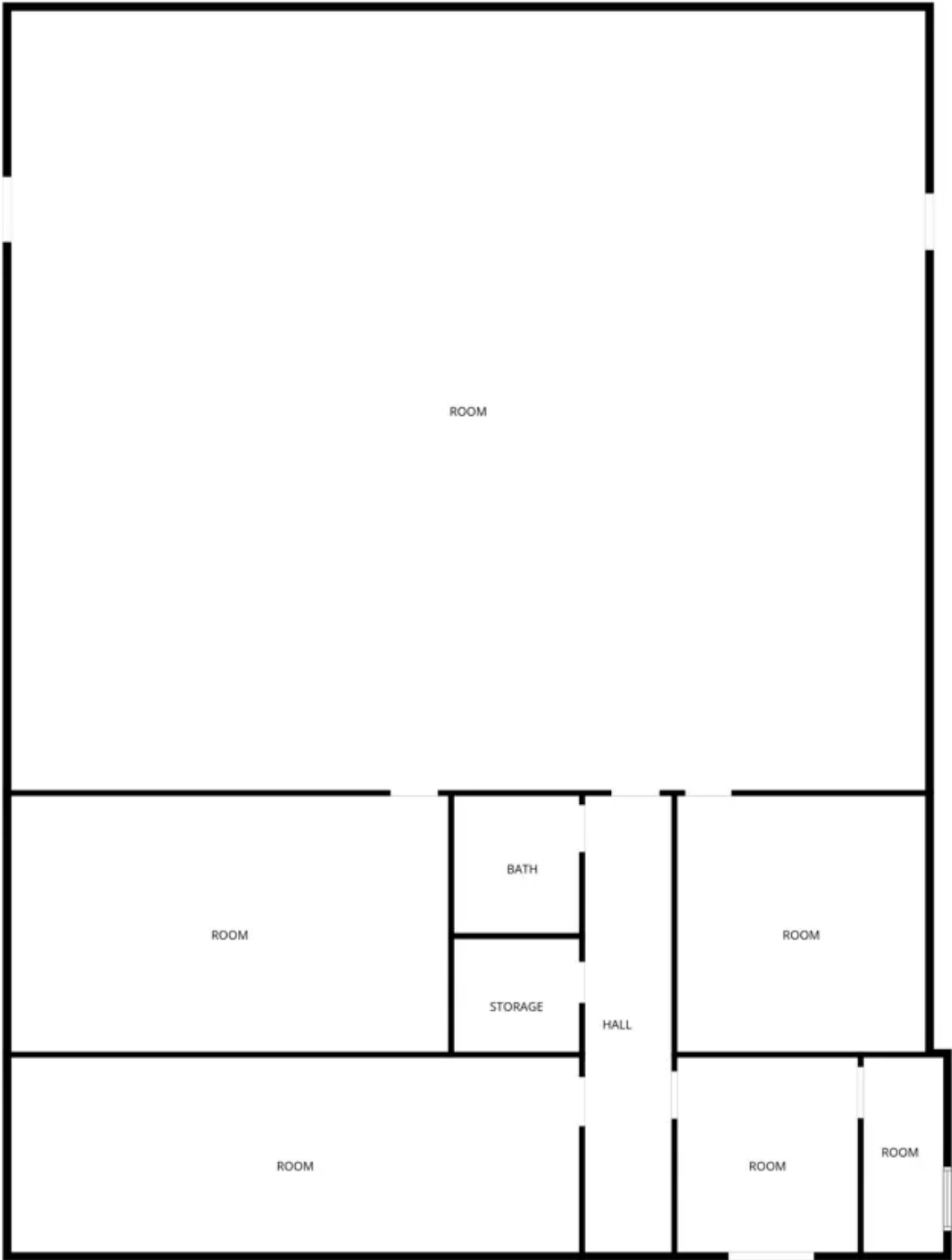
PROPERTY HIGHLIGHTS

- Lots of Exposure Along I-240 - 110,656 Cars Per Day (MPSI Estimate)
- Large, Fenced Green Space in Back of Property
- Owner is open to providing a tenant improvement allowance, subject to lease terms and tenant credit strength.
- Clear Span Building with Flexible Layout
- Prime Location in Established Retail Corridor
- Past tenants have operated child daycare centers at the property.

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Floor Plans



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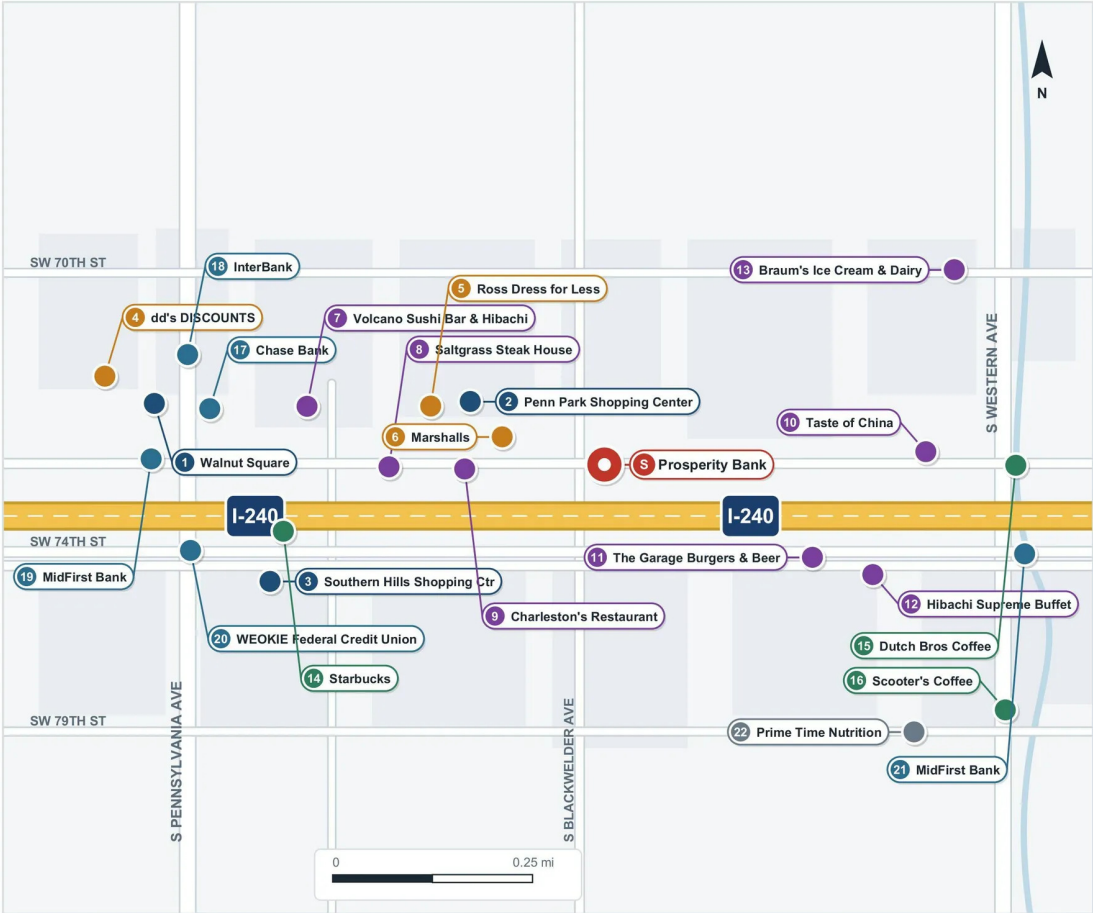
RETAIL MAP

I-240 RETAIL CORRIDOR

S Pennsylvania Ave to S Western Ave · Oklahoma City, Oklahoma

AREA TENANT & AMENITY MAP

23 surveyed locations · Subject: Prosperity Bank
1245 SW 74th St, Oklahoma City
Prepared September 2026



SUBJECT PROPERTY

- Prosperity Bank
1245 SW 74th St

SHOPPING CENTERS

- Walnut Square
2207 W I-240 Service Rd
- Penn Park Shopping Center
1401 W I-240 Service Rd
- Southern Hills Shopping Ctr
1606 W I-240 Service Rd

RETAIL & SOFT GOODS

- dd's DISCOUNTS
7301 S Pennsylvania Ave
- Ross Dress for Less
1433 W I-240 Service Rd
- Marshalls
1425 W I-240 Service Rd

DINING & RESTAURANTS

- Volcano Sushi Bar & Hibachi
1609 Penn Park Blvd
- Saltgrass Steak House
1445 W I-240 Service Rd
- Charleston's Restaurant
1429 W I-240 Service Rd
- Taste of China
7435 S Western Ave
- The Garage Burgers & Beer
1024 W I-240 Service Rd
- Hibachi Supreme Buffet
1012 W I-240 Service Rd
- Braum's Ice Cream & Dairy
7025 S Western Ave

SPECIALTY & SERVICES

- Prime Time Nutrition
928 Straka Terrace

COFFEE & QUICK SERVICE

- Starbucks
1506 SW 74th St
- Dutch Bros Coffee
7416 S Western Ave
- Scooter's Coffee
7916 S Western Ave

BANKING & FINANCIAL

- Chase Bank
7400 S Pennsylvania Ave
- InterBank
7300 S Pennsylvania Ave
- MidFirst Bank
7403 S Pennsylvania Ave
- WEOKIE Federal Credit Union
7600 S Pennsylvania Ave
- MidFirst Bank
7500 S Western Ave
- City National Bank & Trust
100 E I-240 Service Rd · 1.9 mi east, off map

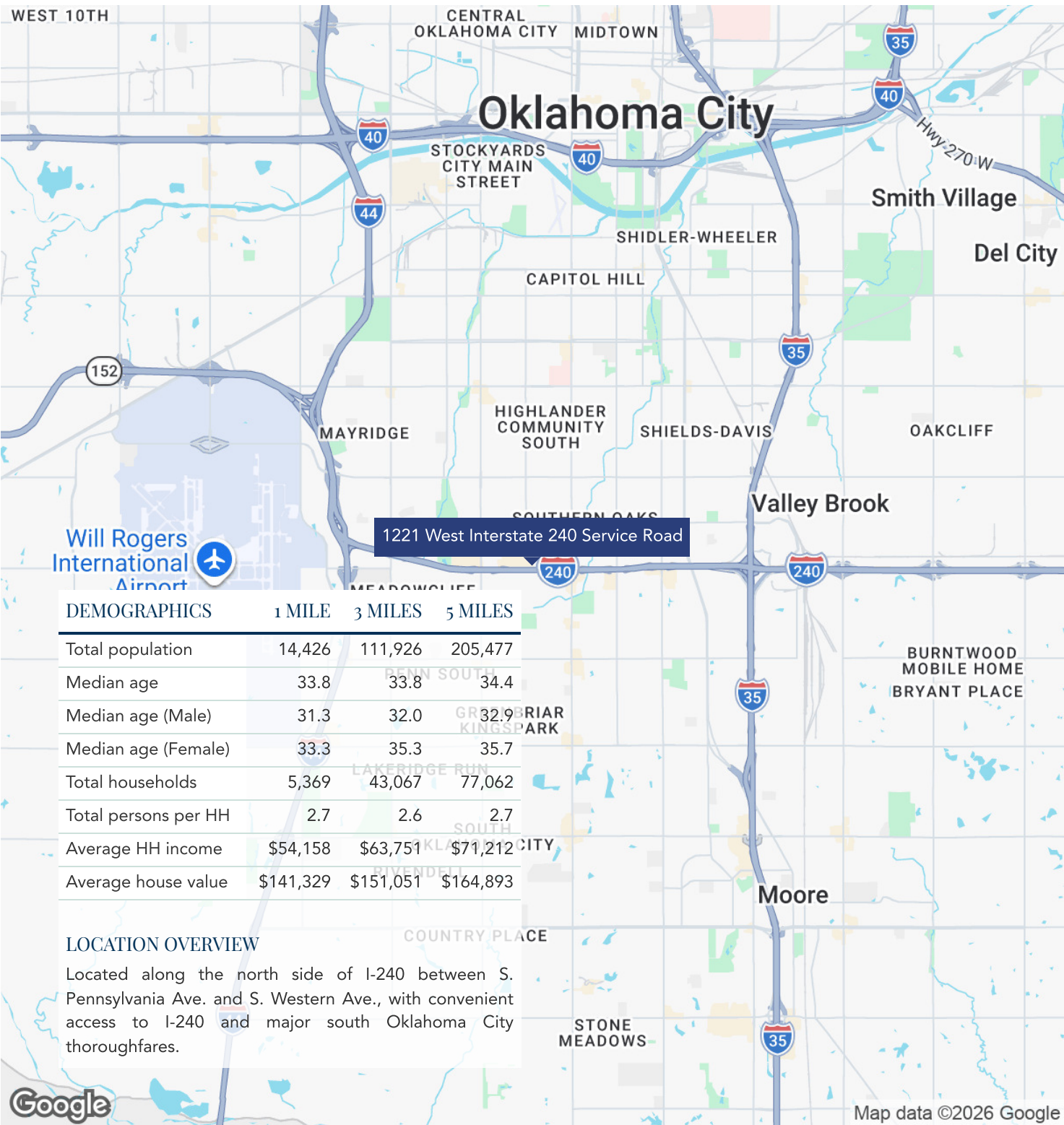
Tenant locations verified against public business listings, September 2026. Schematic representation, not to survey accuracy. Roadway alignments simplified for legibility. Confirm all site dimensions, access points and tenancy independently.

I-240 & S PENNSYLVANIA / S WESTERN
OKLAHOMA CITY, OK

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Location Map



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