

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$15.00 - 22.00 SF/yr (NNN)
Building Size:	32,415 SF
Available SF:	1,200 - 6,652 SF
Year Built:	1971

PROPERTY OVERVIEW

Located at 5633 North Pennsylvania Avenue, Oklahoma City, OK, 73112, this property offers prime leasing opportunities. Boasting modern amenities and versatile spaces, this property is perfect for businesses seeking a strategic location with high visibility. The expansive floor plan provides ample room for customization, while large windows flood the interior with natural light. With close proximity to major retailers including Penn Square mall, the Container Store, and national food chains, this property offers easy accessibility for clients and employees. Nearby employers include: Chesapeake energy HQ (4,000 employees), INTEGRIS Health (6,000 employees), State of Oklahoma (42,400), Cox Communications (1,400 employees), and Midfirst Bank (1,150 employees).

PROPERTY HIGHLIGHTS

- Adjacent to Penn Square Mall, the highest-grossing mall in the state of Oklahoma
- Local ownership
- Close proximity to the well-established residential areas of Nichols Hills and Belle Isle
- Centrally located in the most densely populated part of Oklahoma City
- High traffic volumes
- Highly occupied strip center

TORI THOMPSON-MEYER

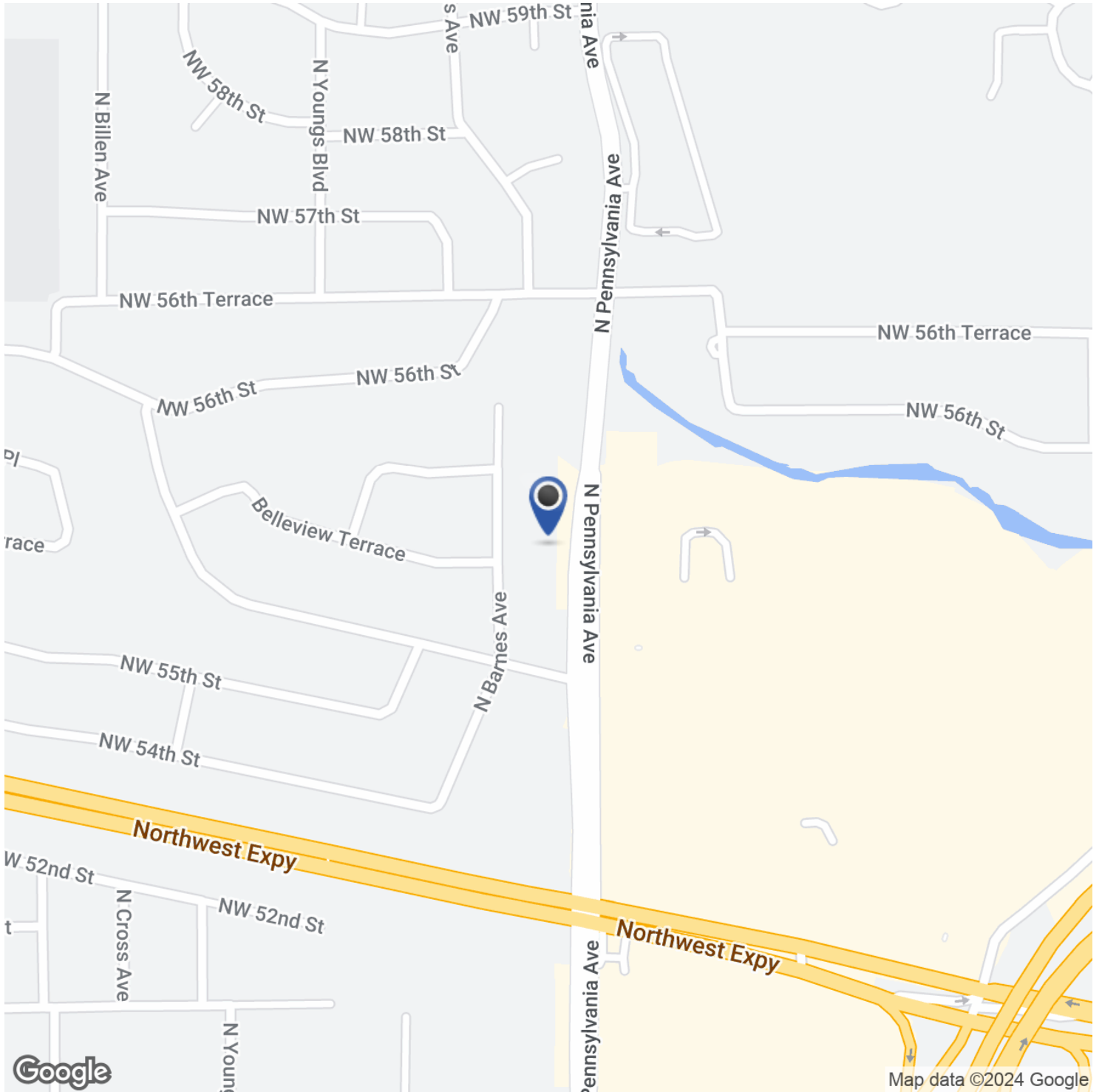
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ADDITIONAL PHOTOS



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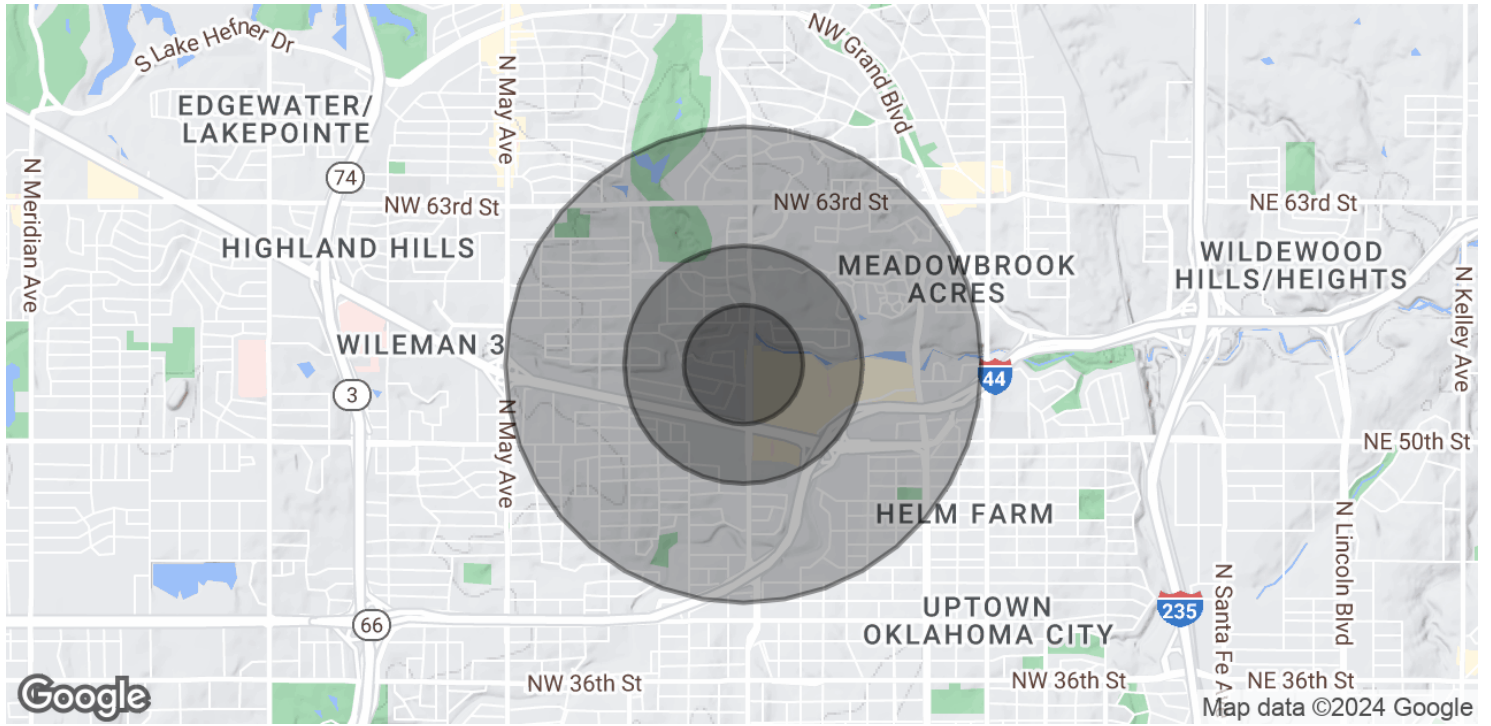
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	391	2,073	9,948
Average Age	34.0	38.3	39.3
Average Age (Male)	32.6	37.8	39.7
Average Age (Female)	35.6	38.8	39.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	220	1,166	5,330
# of Persons per HH	1.8	1.8	1.9
Average HH Income	\$92,186	\$83,592	\$87,587
Average House Value	\$297,865	\$273,206	\$252,298

* Demographic data derived from 2020 ACS - US Census

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