

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Position your business in the heart of Oklahoma City's urban core with this bold and versatile 2,580 SF flex space, now available for purchase. Located at 3121 N Pennsylvania Avenue, this property offers a rare opportunity to own a creative and functional building just minutes from Midtown and Downtown.

With an open layout, high ceilings, exposed ductwork, and polished concrete floors, the space is ideal for a wide range of uses—including retail, showroom, studio, boutique fitness, or creative office. The modern gray brick façade, vibrant red doors, and expansive mural wall offer excellent curb appeal and branding potential, perfect for social media engagement and attracting foot traffic.

### OFFERING SUMMARY

|                |           |
|----------------|-----------|
| Sale Price:    | \$250,000 |
| Lot Size:      | 2,955 SF  |
| Building Size: | 2,580 SF  |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 6,597    | 42,602   | 93,841   |
| Total Population  | 14,975   | 94,016   | 223,214  |
| Average HH Income | \$70,520 | \$79,254 | \$71,875 |

NEXT DOOR BUILDING FOR SALE AS WELL

### PROPERTY HIGHLIGHTS

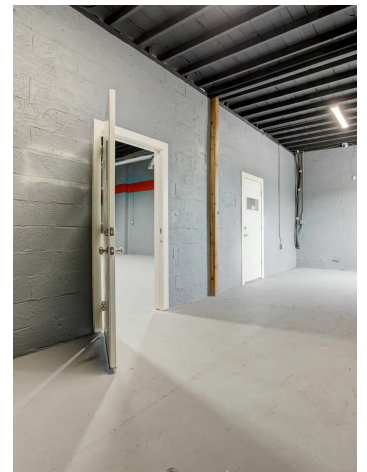
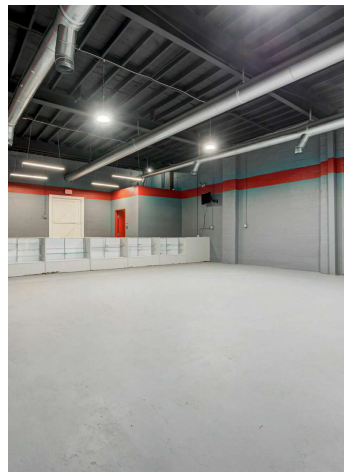
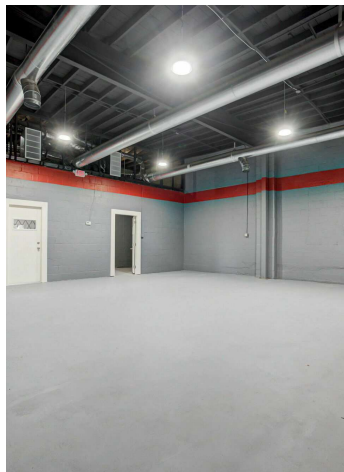
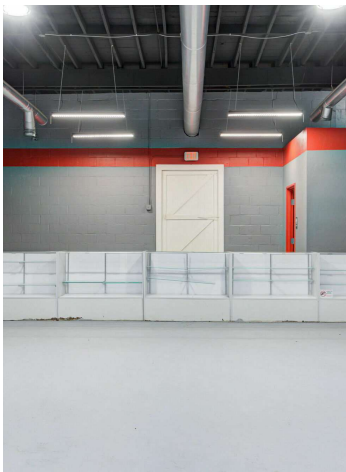
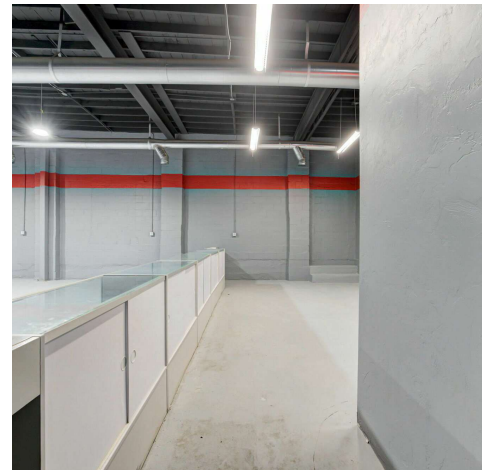
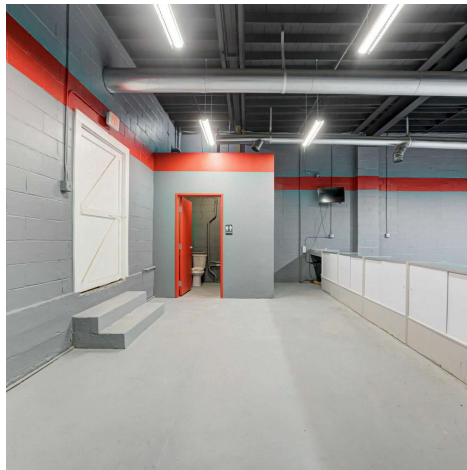
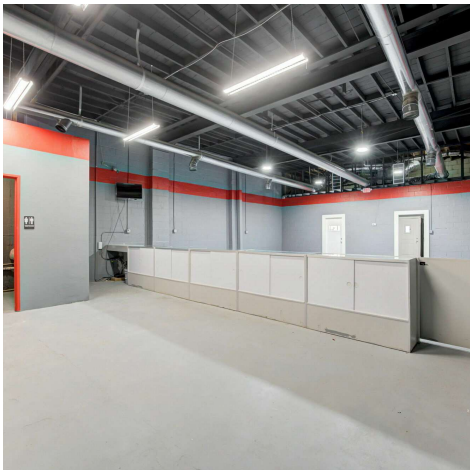
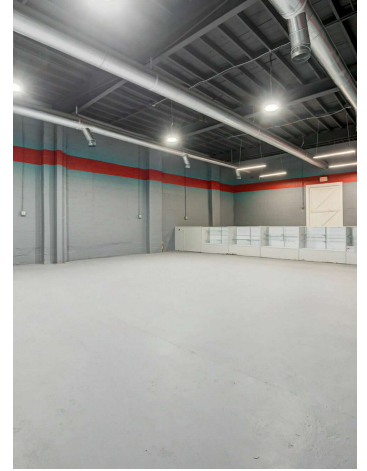
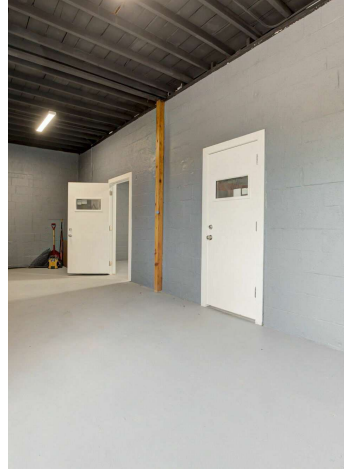
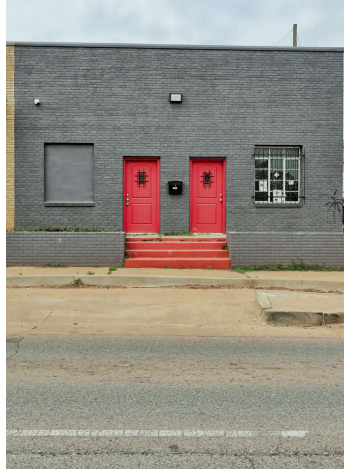
- 2,580 SF of flexible space
- Modern industrial finishes with open layout
- Large mural wall ideal for signage or branding
- Can be easily separated into two units

**ETHAN SLAVIN**  
405.830.0252  
ethan@creekcre.com

**ADEN STRUBLE**  
405.210.3910  
aden@creekcre.com

**AJ TOLBERT**  
630.843.1989  
aj@creekcre.com

## ADDITIONAL PHOTOS

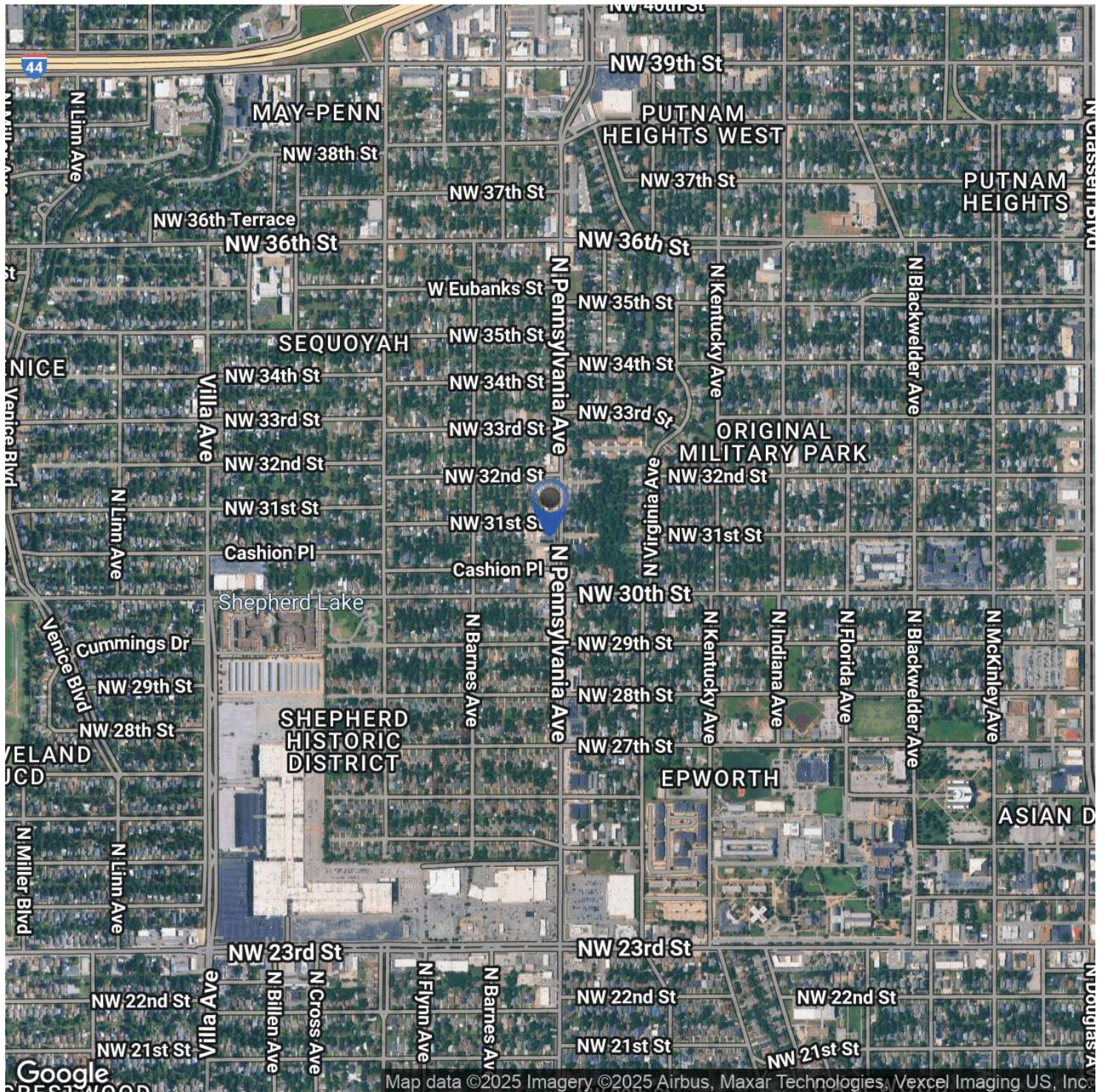


**ETHAN SLAVIN**  
405.830.0252  
ethan@creekcre.com

**ADEN STRUBLE**  
405.210.3910  
aden@creekcre.com

**AJ TOLBERT**  
630.843.1989  
aj@creekcre.com

## LOCATION MAP

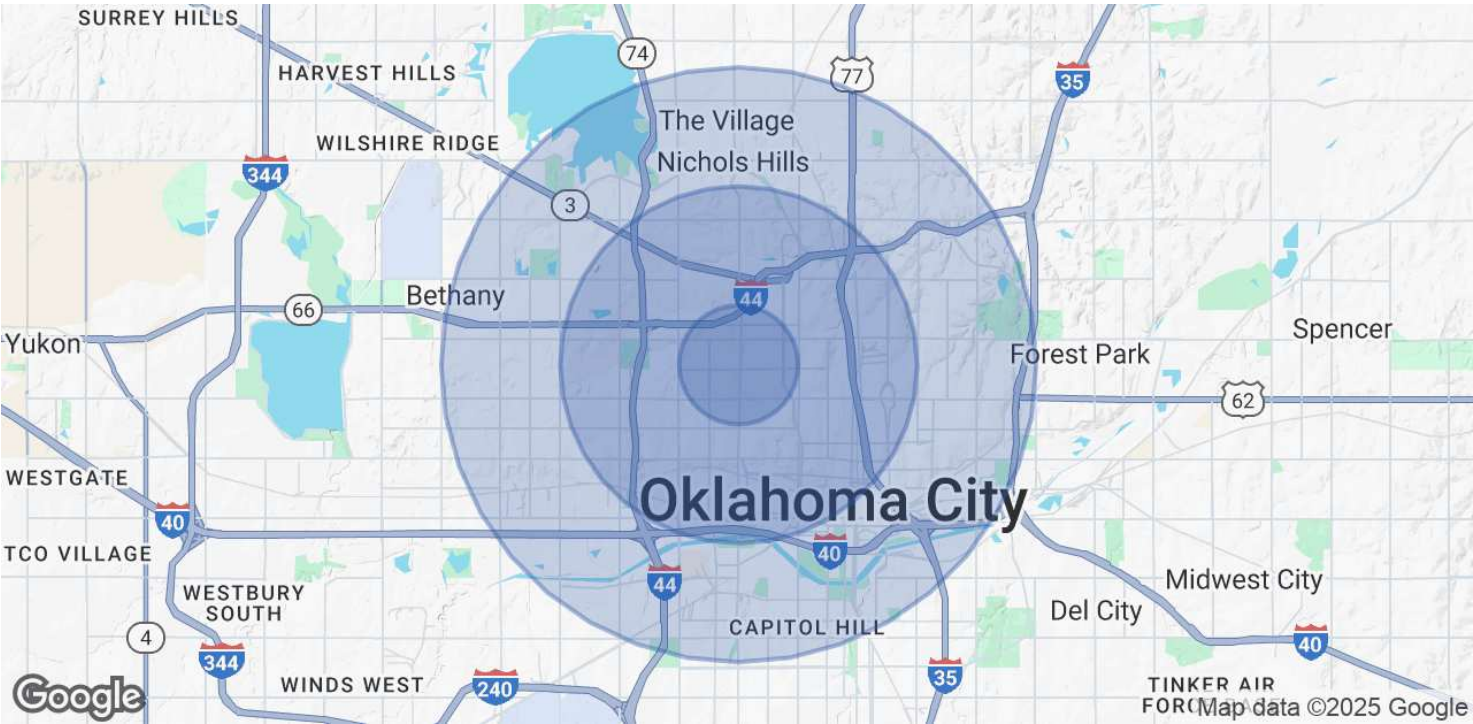


**ETHAN SLAVIN**  
405.830.0252  
ethan@creekcre.com

**ADEN STRUBLE**  
405.210.3910  
aden@creekcre.com

**AJ TOLBERT**  
630.843.1989  
aj@creekcre.com

DEMOGRAPHICS MAP & REPORT



| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 14,975 | 94,016  | 223,214 |
| Average Age          | 37     | 38      | 38      |
| Average Age (Male)   | 36     | 38      | 37      |
| Average Age (Female) | 37     | 39      | 38      |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 6,597     | 42,602    | 93,841    |
| # of Persons per HH | 2.3       | 2.2       | 2.4       |
| Average HH Income   | \$70,520  | \$79,254  | \$71,875  |
| Average House Value | \$227,050 | \$284,392 | \$245,182 |

Demographics data derived from AlphaMap

ETHAN SLAVIN  
405.830.0252  
ethan@creekcre.com

ADEN STRUBLE  
405.210.3910  
aden@creekcre.com

AJ TOLBERT  
630.843.1989  
aj@creekcre.com