

RETAIL SPACE FOR LEASE

5601 NORTH PENNSYLVANIA AVENUE

Oklahoma City, OK 73112

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (MG)
Building Size:	32,415 SF
Available SF:	4,100 - 6,652 SF
Year Built:	1971

PROPERTY OVERVIEW

Located at 5601 North Pennsylvania Avenue, Oklahoma City, OK 73112, this property presents exceptional leasing opportunities. Featuring modern amenities and flexible spaces, it's an ideal location for businesses seeking high visibility and a strategic presence. The expansive floor plan offers ample room for customization, while large windows invite abundant natural light throughout. The property is conveniently situated near major retailers such as Penn Square Mall, The Oak, The Container Store, Restoration Hardware, Williams Sonoma, Pottery Barn, Arhaus, Capital Grill, Tommy Bahama, and popular national food chains, ensuring easy access for both clients and employees. In addition, The Oak offers luxurious apartment living. Nearby employers include Chesapeake Energy HQ (4,000 employees), INTEGRIS Health (6,000 employees), the State of Oklahoma (42,400 employees), 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
- Less than 0.2 miles from the national mixed use development "The OAK"
- 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

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ADDITIONAL PHOTOS

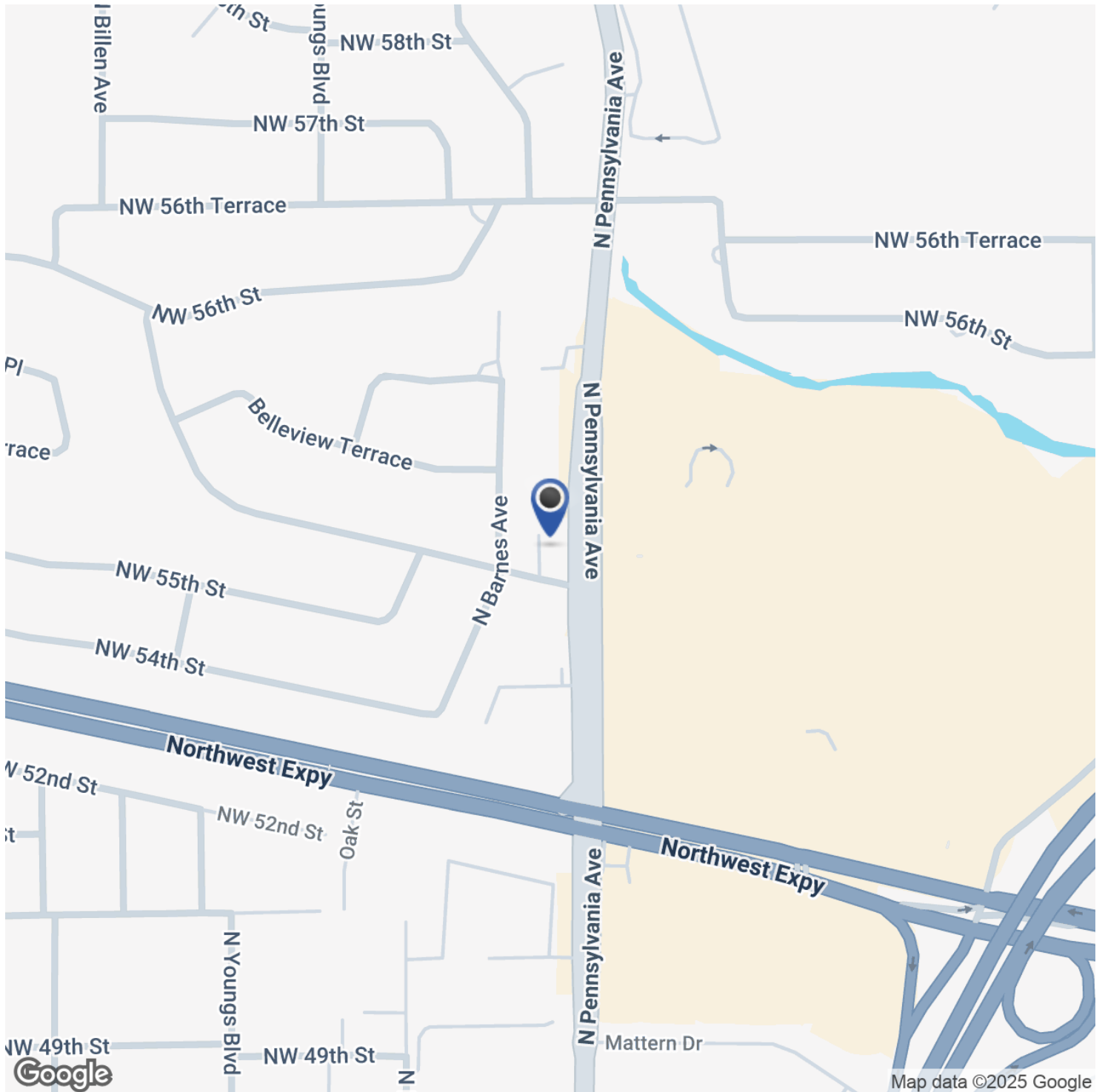


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LOCATION MAP

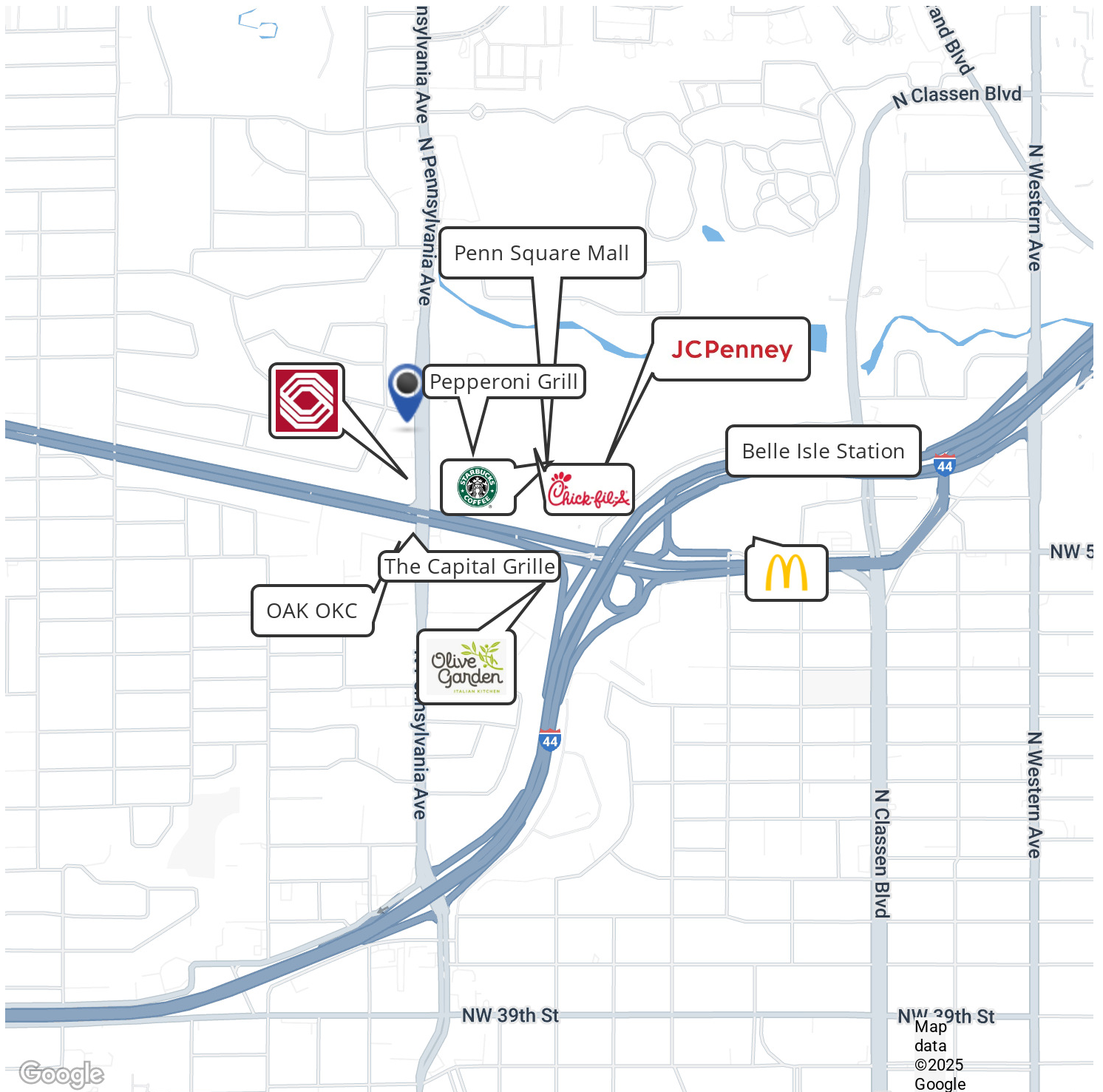


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RETAILER MAP

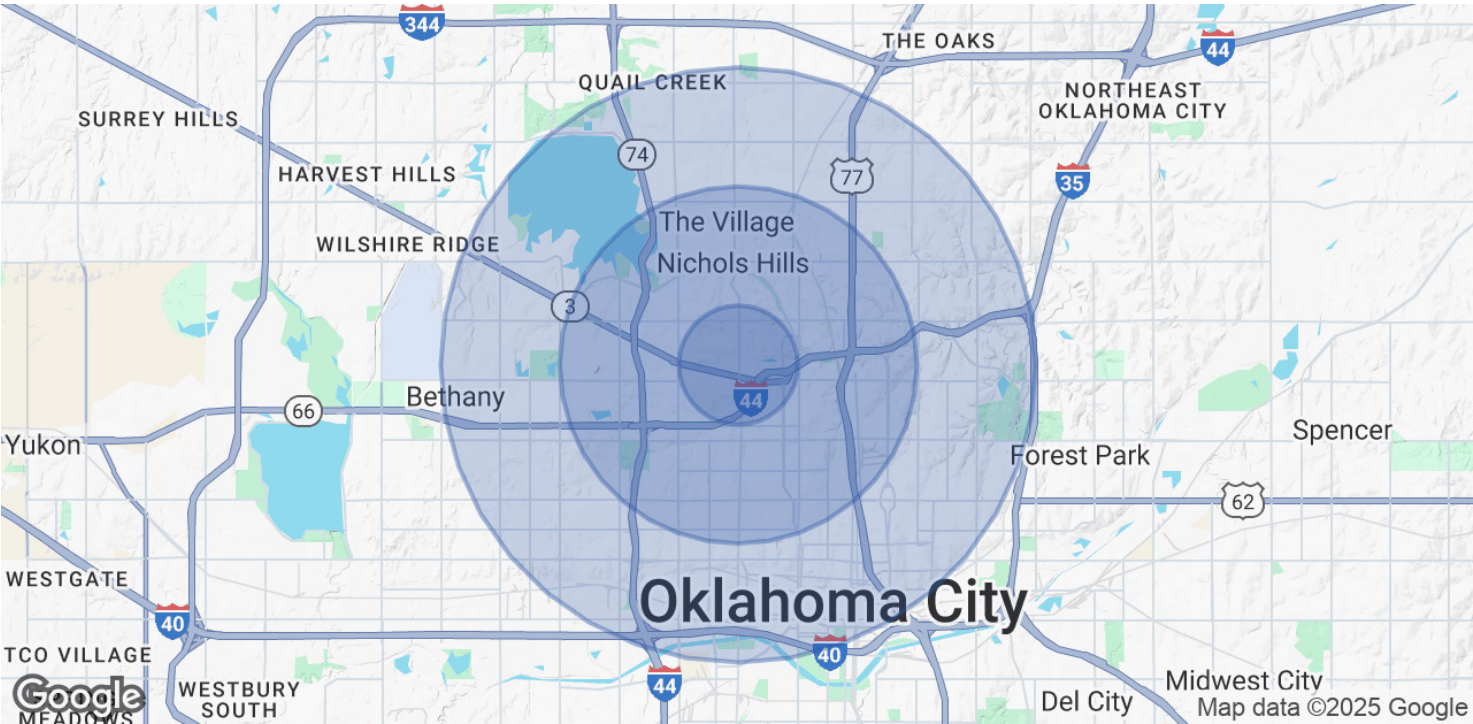


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,024	89,103	216,194
Average Age	43	39	39
Average Age (Male)	42	38	38
Average Age (Female)	44	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,050	41,104	95,733
# of Persons per HH	2	2.2	2.3
Average HH Income	\$95,398	\$89,302	\$77,319
Average House Value	\$383,316	\$320,936	\$269,164

Demographics data derived from AlphaMap