

## 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 at 3121 N Pennsylvania Avenue. Featuring an open layout, high ceilings, exposed ductwork, and polished concrete floors, this space is ideal for retail, studio, showroom, boutique fitness, or creative office use.

The property stands out with a modern gray brick exterior, eye-catching red doors, and a large mural wall perfect for branding or social media engagement. Located just minutes from Midtown and Downtown, this site offers exceptional visibility, accessibility, and a unique aesthetic that's ready to impress clients and customers alike.

### PROPERTY HIGHLIGHTS

- 2,580 SF of open, flexible layout
- Convenient location near local restaurants, retail, and major corridors
- Zoned for a variety of commercial uses
- Bright concrete floors and excellent natural light

### OFFERING SUMMARY

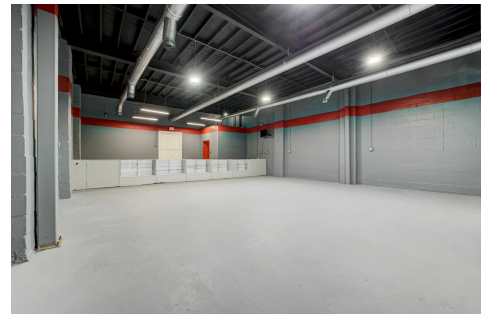
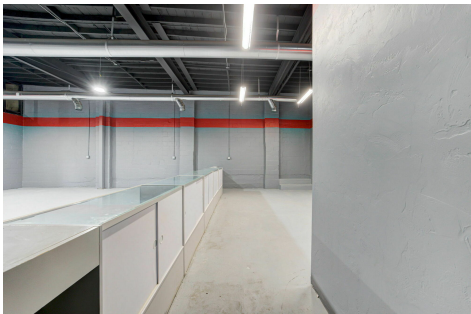
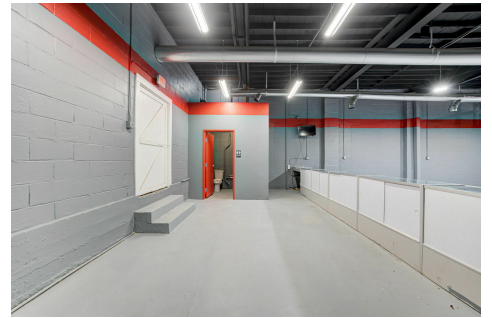
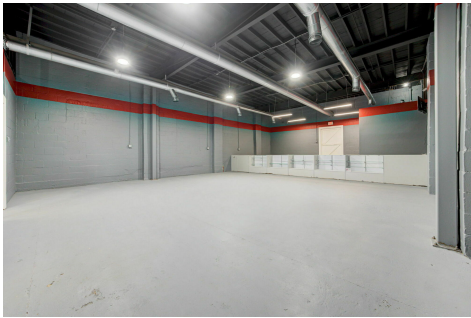
Lease Rate:	\$12.00/SF yr
Available SF:	2,580

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

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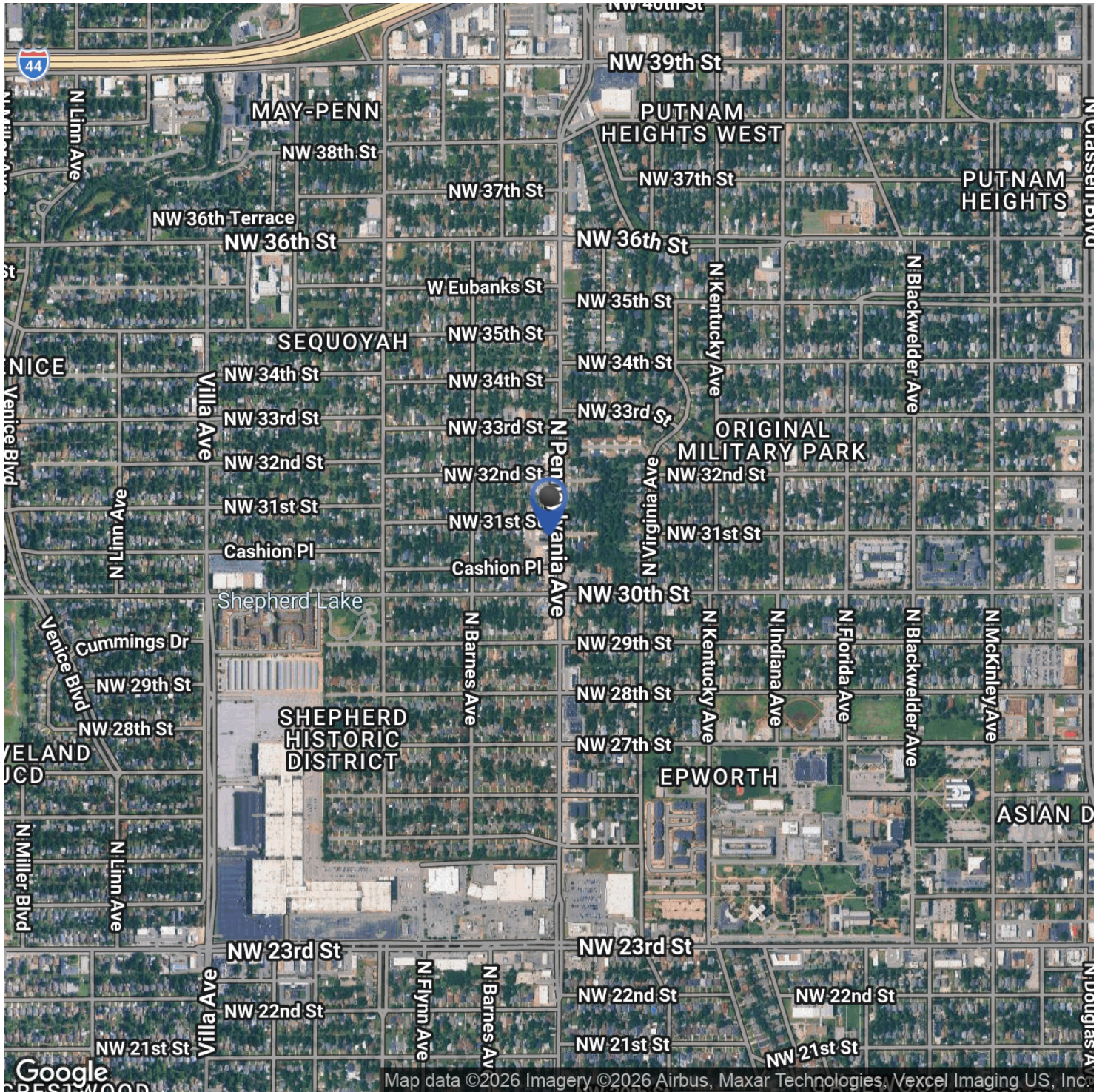
## ADDITIONAL PHOTOS



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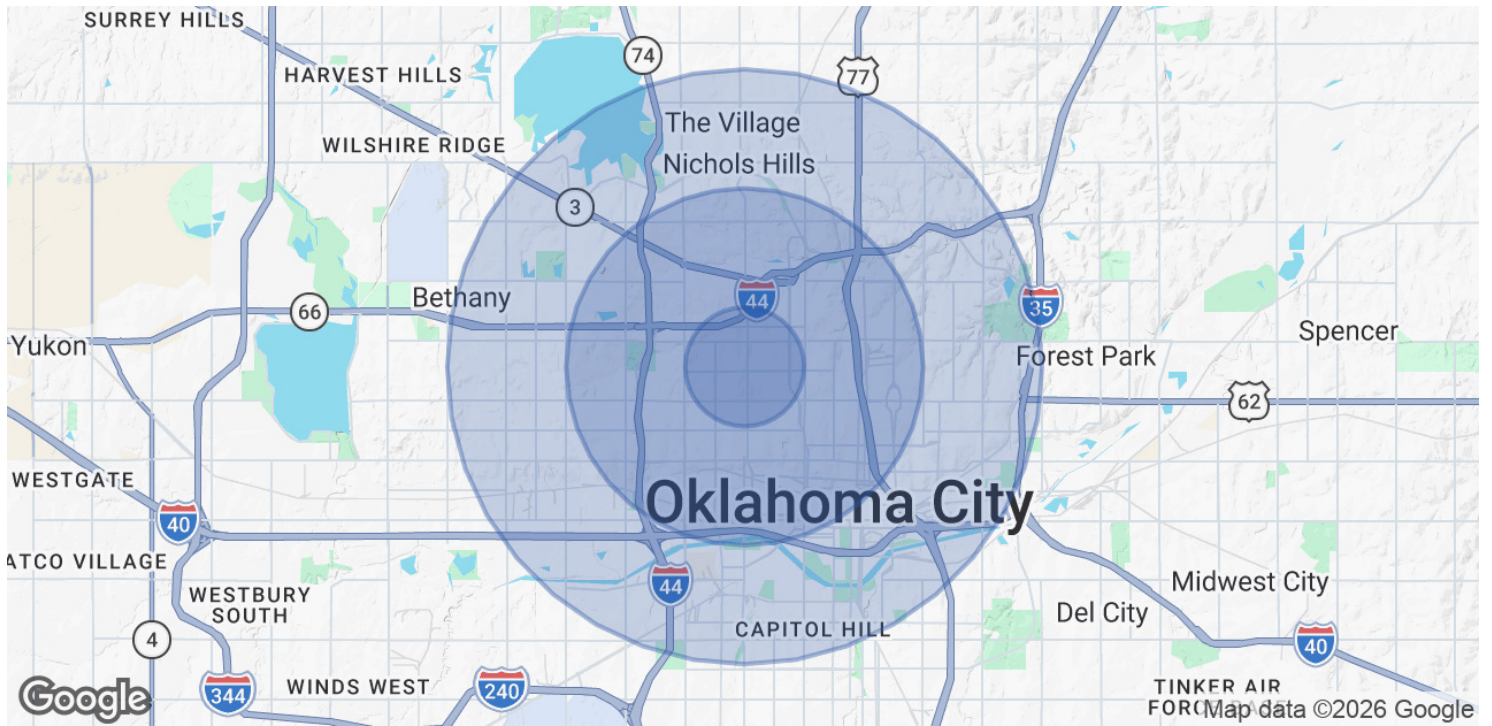
## LOCATION MAP



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## 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

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