

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$16 SF/yr (NNN)
Building Size:	9,752 SF
Available SF:	2,600 SF
Lot Size:	0.96 Acres
Year Built:	2003
Zoning:	C-3
Market:	Oklahoma City
Submarket:	Moore

PROPERTY OVERVIEW

9200 South Penn Center is conveniently located within minutes from I-240 and serves the South Oklahoma City and Moore markets.

PROPERTY HIGHLIGHTS

- Busy Corridor
- Ample Parking
- Just South of I-240
- Pylon Sign
- Service oriented Co-Tenancy

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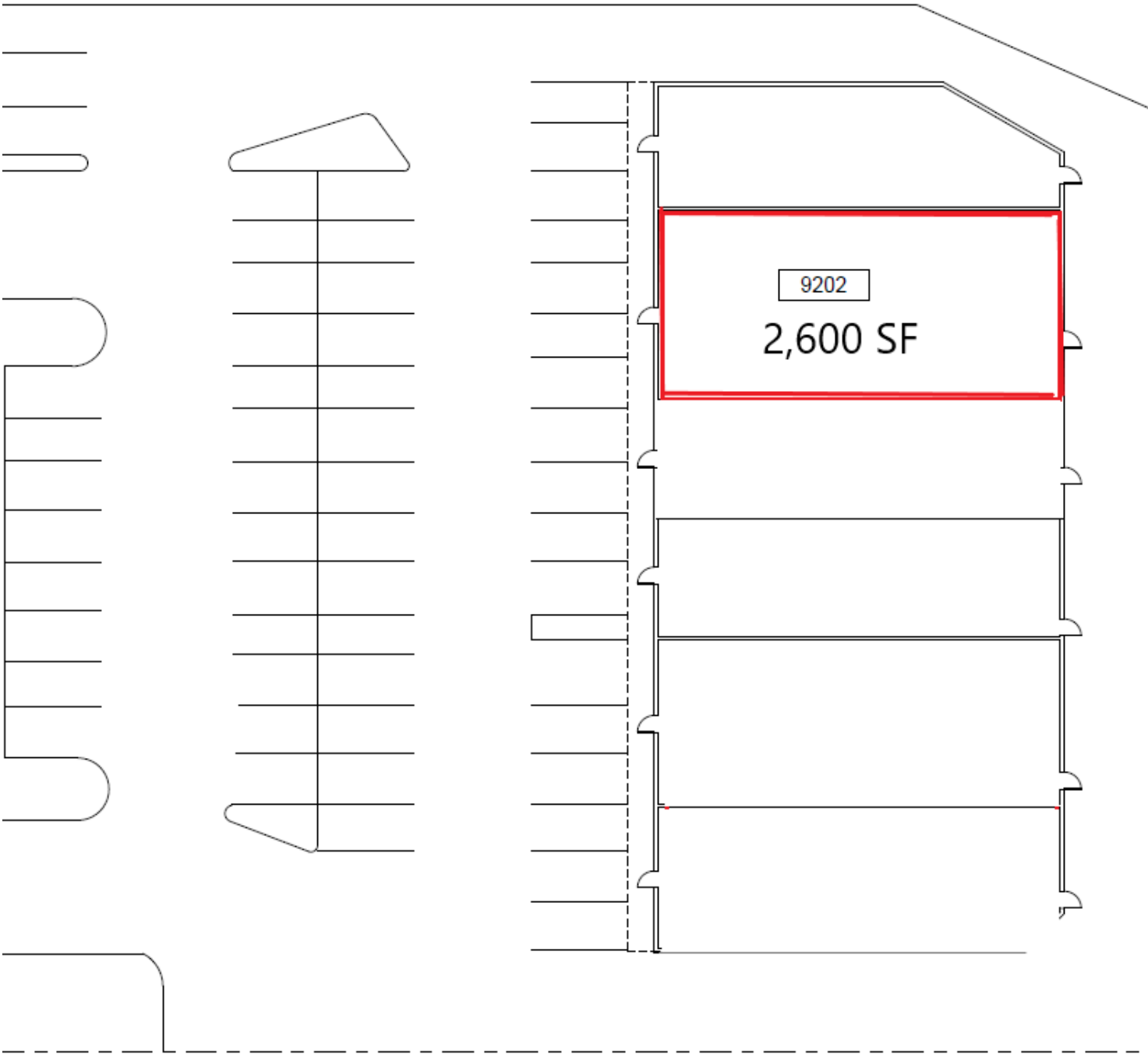
ADDITIONAL PHOTOS



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SITE PLAN



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9200 S PENNSYLVANIA AVE | OKLAHOMA CITY, OK 73159



Map of the SW 99th St area in Portland, Oregon, showing various businesses and landmarks. A blue location pin is placed on SW 99th St near S Pennsylvania Ave. Callout boxes point to several businesses:

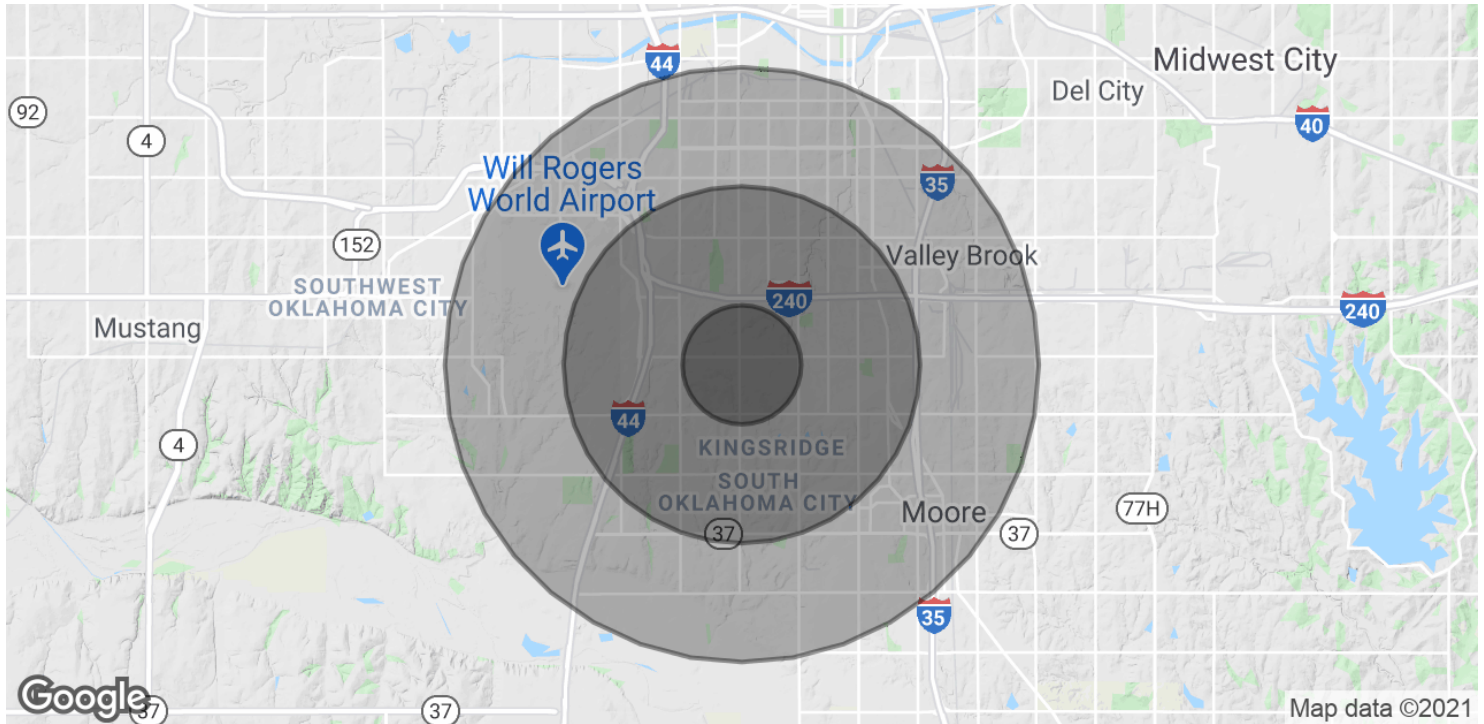
- McDonald's
- Braum's
- Bank of the West
- Panang Thai Restaurant
- BancFirst
- MidFirst Bank
- Qdoba
- IBC Bank

The map also shows major roads like SW 99th St, SW 100th St, and SW 101st St, as well as parks like Greenbriar Kingspark and Skyway Village.

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,954	94,640	202,085
Average age	37.0	34.7	32.7
Average age (Male)	35.8	33.6	31.8
Average age (Female)	37.7	36.1	34.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,445	36,884	74,989
# of persons per HH	2.6	2.6	2.7
Average HH income	\$60,447	\$56,164	\$51,644
Average house value	\$106,381	\$132,878	\$120,888

* Demographic data derived from 2010 US Census

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