

PALERMO PLACE
13617 S. WESTERN AVENUE
OKLAHOMA CITY, OK 73170



Retail Space For Lease

1,750 SF - 17,500 SF AVAILABLE

Lease Price: \$25.00/SF NNN

NNN Charges: \$6.25/SF

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PROPERTY OVERVIEW

RENTABLE SF	1,750 SF – 17,500 SF
TOTAL SF	17,500 SF
LOT SIZE	2.64 ACRES +/-
YEAR BUILT	2026
ZONING	C-2

- Both End Caps Include a Drive Thru

DEMOGRAPHICS



POPULATION
1 MILE: 9,119
3 MILES: 78,727
5 MILES: 153,984



AVERAGE HOUSEHOLD INCOME
1 MILE: \$84,069
3 MILES: \$84,874
5 MILES: \$81,142

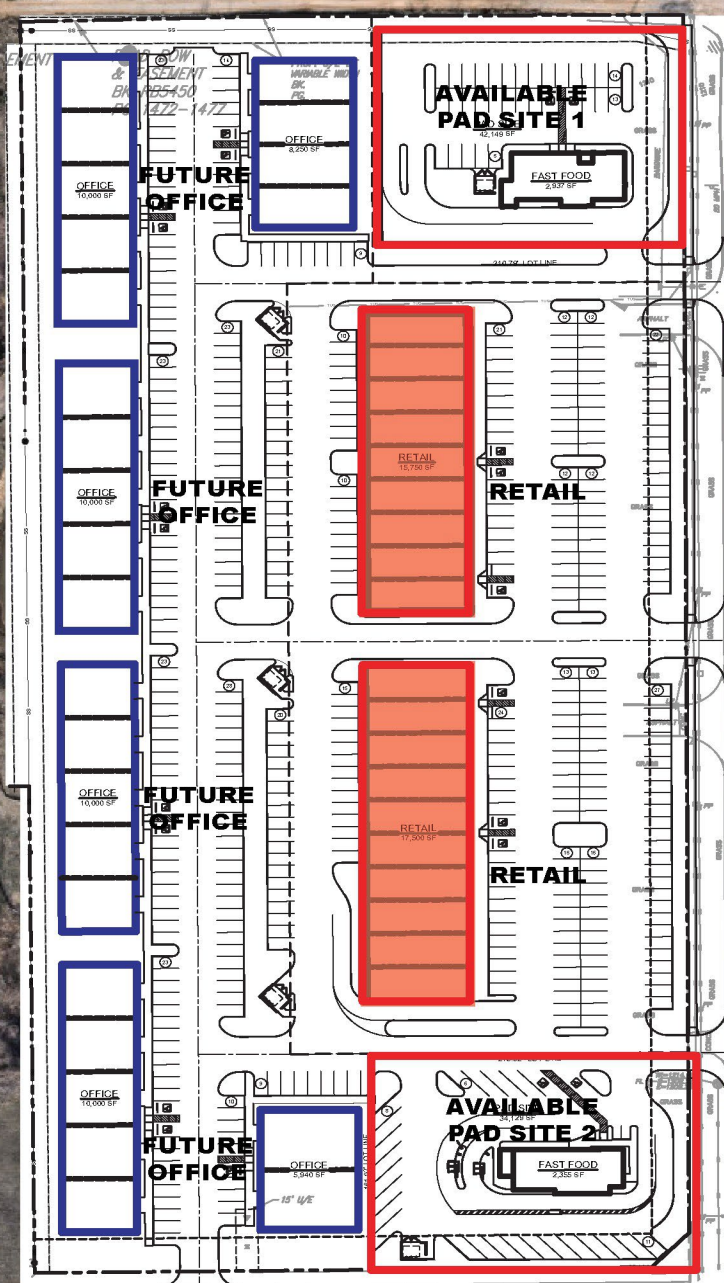


TOTAL HOUSEHOLDS
1 MILE: 3,603
3 MILES: 30,403
5 MILES: 59,044



2 MILES FROM I-35

PALERMO PLACE SITE PLAN



WESTERN AVENUE 10,068 VPD

SW 138TH STREET



BUILDING 1 (DELIVERY 2026)

- SUITE 1 – 1,750 SF
- SUITE 2 – 1,750 SF
- SUITE 3 – 1,750 SF
- SUITE 4 – 1,750 SF
- SUITE 5 – 1,750 SF
- SUITE 6 – 1,750 SF
- SUITE 7 – 1,750 SF
- SUITE 8 – 1,750 SF
- SUITE 9 – 1,750 SF
- SUITE 10 – 1,750 SF

BUILDING 2 (DELIVERY 2027)

- SUITE 1 – 1,750 SF
- SUITE 2 – 1,750 SF
- SUITE 3 – 1,750 SF
- SUITE 4 – 1,750 SF
- SUITE 5 – 1,750 SF
- SUITE 6 – 1,750 SF
- SUITE 7 – 1,750 SF
- SUITE 8 – 1,750 SF
- SUITE 9 – 1,750 SF



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