

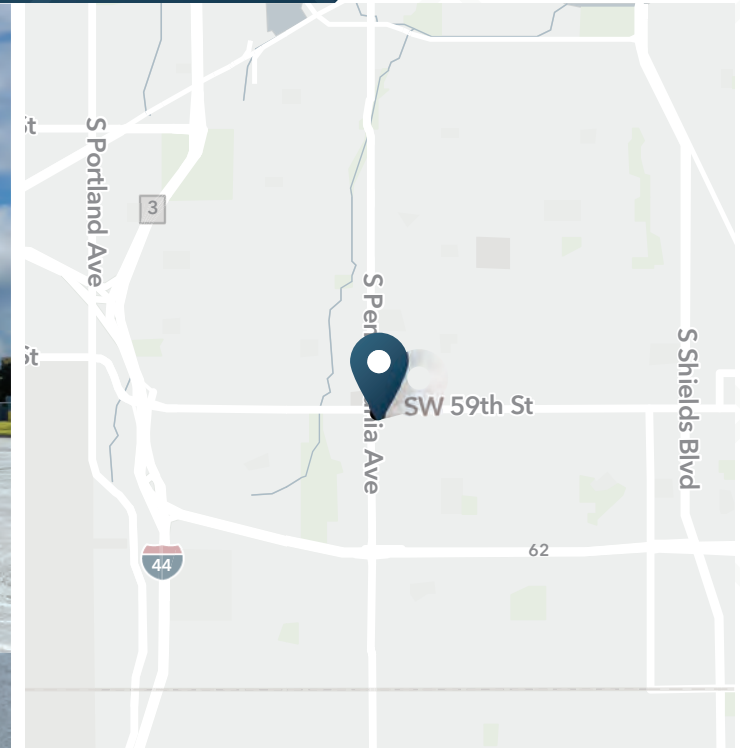


FOR SUBLEASE

Walgreens

6000 S Pennsylvania Ave | Oklahoma City, OK





FOR SUBLEASE

Walgreens

13,905± SF

Available

09/01/2028

Lease Expiration

\$12.00 PSF

Asking Price

DESCRIPTION

- Former Walgreens for sublease at the SEC of SW 59th St and S Pennsylvania Ave in Oklahoma City, OK
- Freestanding retail building built in 1998 located at a signalized intersection
- 60 parking spaces
- Good visibility to pylon sign on the hard corner
- "As-Is Delivery", no tenant allowance
- Surrounding retailers include Walmart Neighborhood Center, McDonalds, Aldi, Taco Bell, and Arby's
- All offers subject to Walgreens Real Estate Committee

NEARBY RETAILERS



TRAFFIC COUNTS

SW 59th St	13,900 AADT
S Pennsylvania Ave, N of Site	15,400 AADT
S Pennsylvania Ave, Adj to Site	18,500 AADT

Year: 2023 | Source: OKDOT

Overview

Oklahoma City, OK



Bath & Body Works
OLD NAVY

DICK'S
SPORTING GOODS
DULUTH
TRADING
THE HOME DEPOT

HARBOR FREIGHT
Tools, Taps, & Hardware Low Price

OSU

Will Rogers Pkwy

Starbucks

Goodwill
Industrial, International, Inc.

Hass Pro Shops
Harkins
THEATRES

270

INTERSTATE
40

INTERSTATE
35

Westgate Marketplace
Curlington
Sport Furniture
DOLLAR TREE
Walmart
SUPERCENTER
PET SMART
BEST BUY
CAVENDER'S
ROSS
DRESS FOR LESS
HOBBY LOBBY

Sams CLUB

BOOT BARN

at home
FLOOR DECOR

MATHISBROTHERS
GALLERIA FURNITURE AND MATTRESS OUTLET
Ashley
HOMESTORE
BOB MILLS FURNITURE
LA BOY
GALLERY

Economy Square
DOLLAR TREE
DOLLAR GENERAL
dd's DISCOUNTS

Walgreens

DOLLAR TREE

152

CASHSAVER
COST PLUS FOOD STORE

INTERSTATE
44

3

planet fitness

DOLLAR TREE

CVS
pharmacy
Walmart
Neighborhood Market

ACE
Hardware

Walgreens

Walmart
Neighborhood Market
Walgreens

SITE

ALDI

Walnut Square
dd's DISCOUNTS
HOBBY LOBBY
BIG LOTS!

HARBOR FREIGHT
Curlington
Sport Furniture
Citi Trends

Conn's
HomePlus

DOLLAR GENERAL

THE HOME DEPOT

152

Southern Hills Shopping Center

Starbucks

Office DEPOT

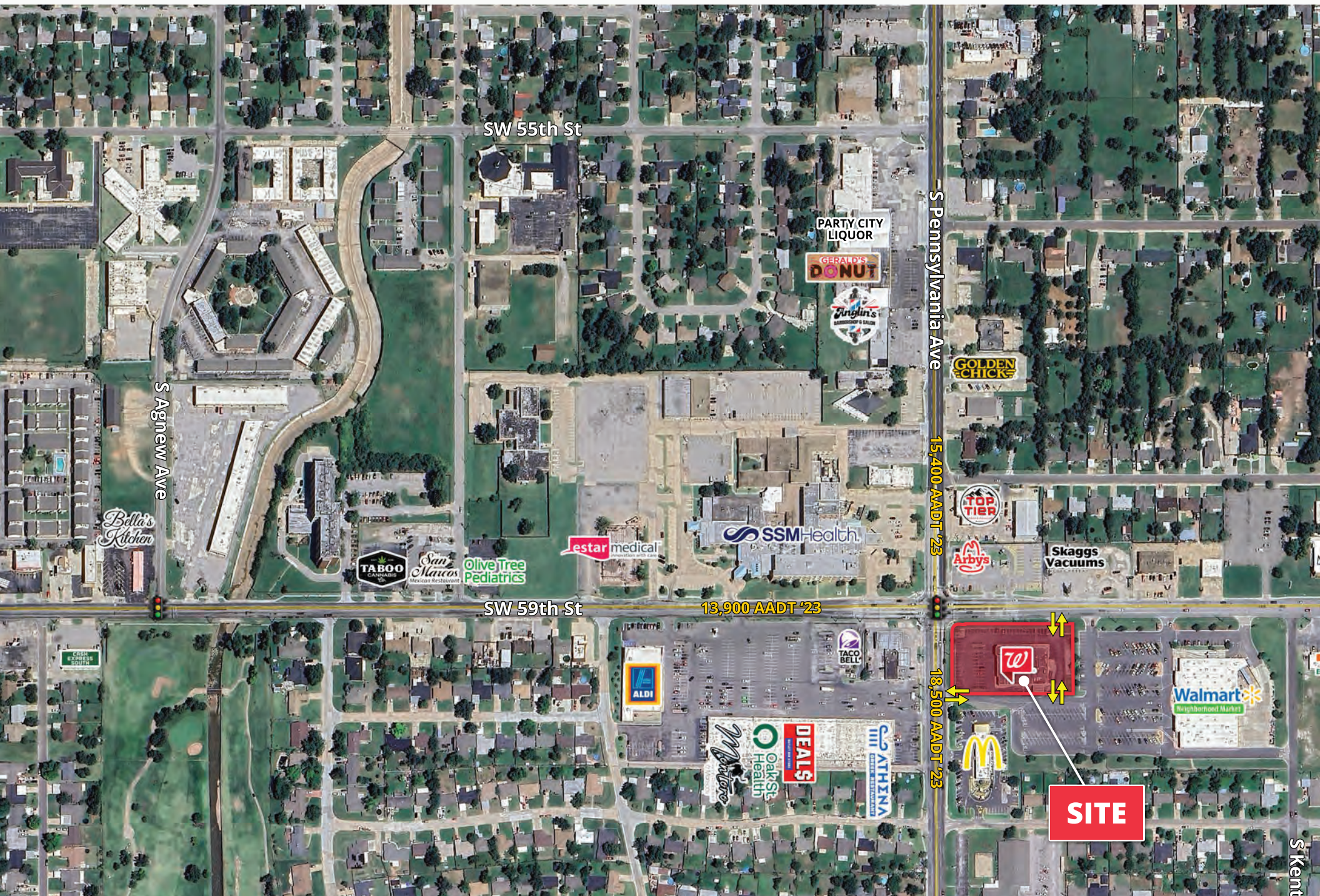
INTERSTATE
240

Penn Park

Walmart
SUPERCENTER

6000 S Pennsylvania Ave

Oklahoma City, OK



SW 55th St

S Pennsylvania Ave

S Agnew Ave

15,400 AADT '23

SW 59th St

13,900 AADT '23

18,500 AADT '23

SITE

PARTY CITY LIQUOR

GERALD'S DONUT

Angie's BAKERY & SALON

GOLDEN CHICK

TOP TIER

Arby's

Skaggs Vacuums

estar medical

SSM Health

Olive Tree Pediatrics

San Marcos Mexican Restaurant

TABOO

Bella's Kitchen

ALDI

TACO BELL

McDonald's

Walmart Neighborhood Market

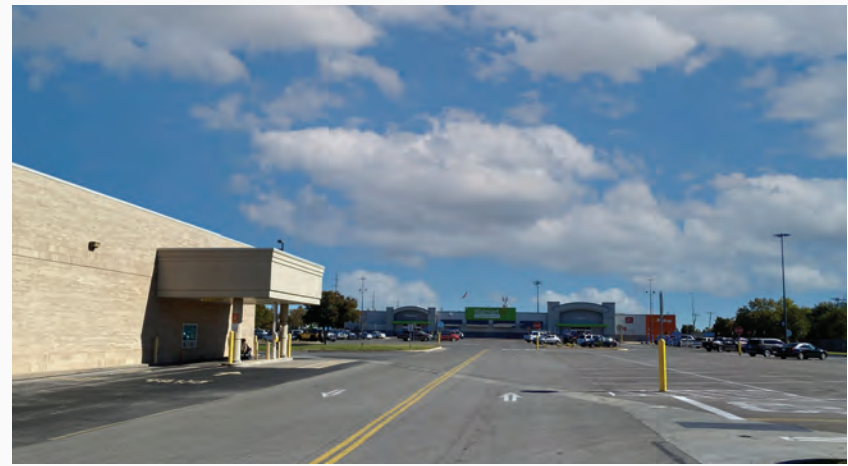
Oak St Health

DEALS

ATHINA

Photos

6000 S Pennsylvania Ave | Oklahoma City, OK



DEMOGRAPHIC HIGHLIGHTS

1 MILE

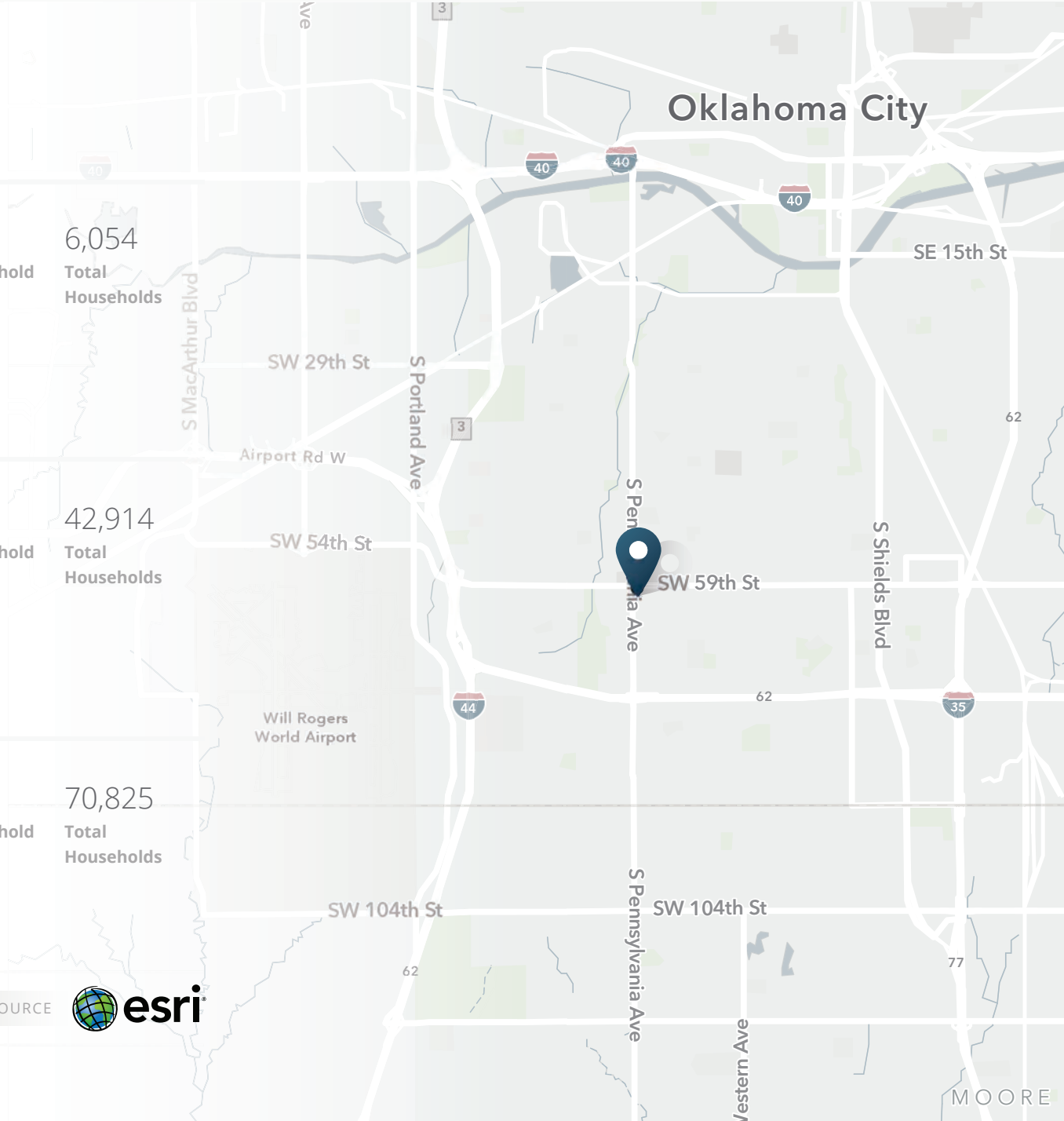
18,573	14,746	\$57,387	6,054
2024 Population	Total Daytime Population	Average Household Income	Total Households

3 MILES

117,843	95,621	\$59,706	42,914
2024 Population	Total Daytime Population	Average Household Income	Total Households

5 MILES

191,987	227,386	\$71,041	70,825
2024 Population	Total Daytime Population	Average Household Income	Total Households



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE esri



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