

## 240 PENN PARK - PHASE III

1421 PENN PARK BLVD, OKLAHOMA CITY, OK 73159

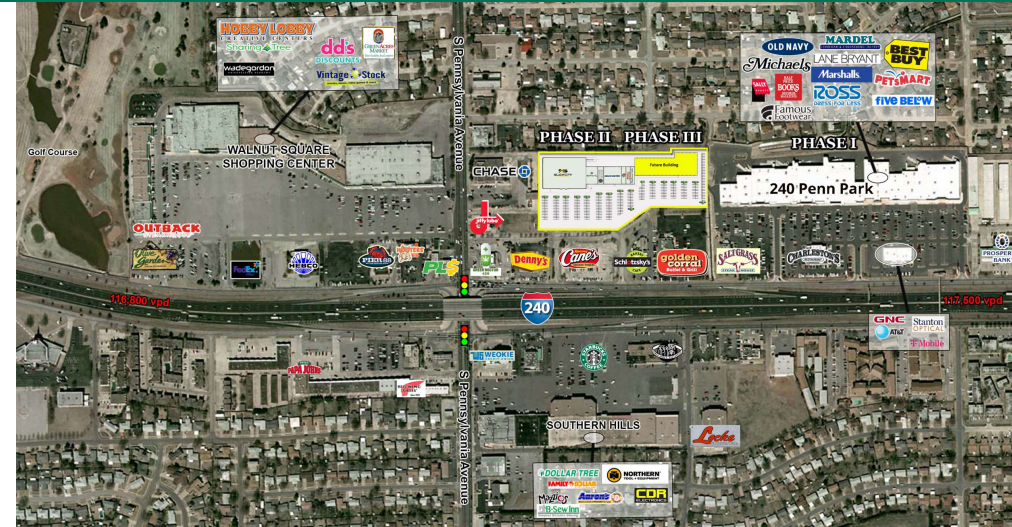


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**Lease Rate**  
\$22.00 - 25.00 SF/yr (NNN)

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### PROPERTY DESCRIPTION

240 Penn Park is a power center shopping center located on the northeast corner of S Pennsylvania & Interstate 240. This highly trafficked area gets over 100,000 cars per day and is easily accessible. Phase III will consist of brand new retail space available - lease ranging from 1,500 sf up to 48,000 sf. Call Associate for rate.

Co-tenants include Conn's, Hallmark, Pizza Hut, Skechers, Best Buy, Marshalls, Old Navy, Mardel, Petsmart, Half Price Books, Ross, and much more. The center is surrounded by many national restaurants and retailers.

### PROPERTY HIGHLIGHTS

- Future Retail Space available for Lease
- Up to 48,000 square feet available
- Highly trafficked intersection and easily accessible

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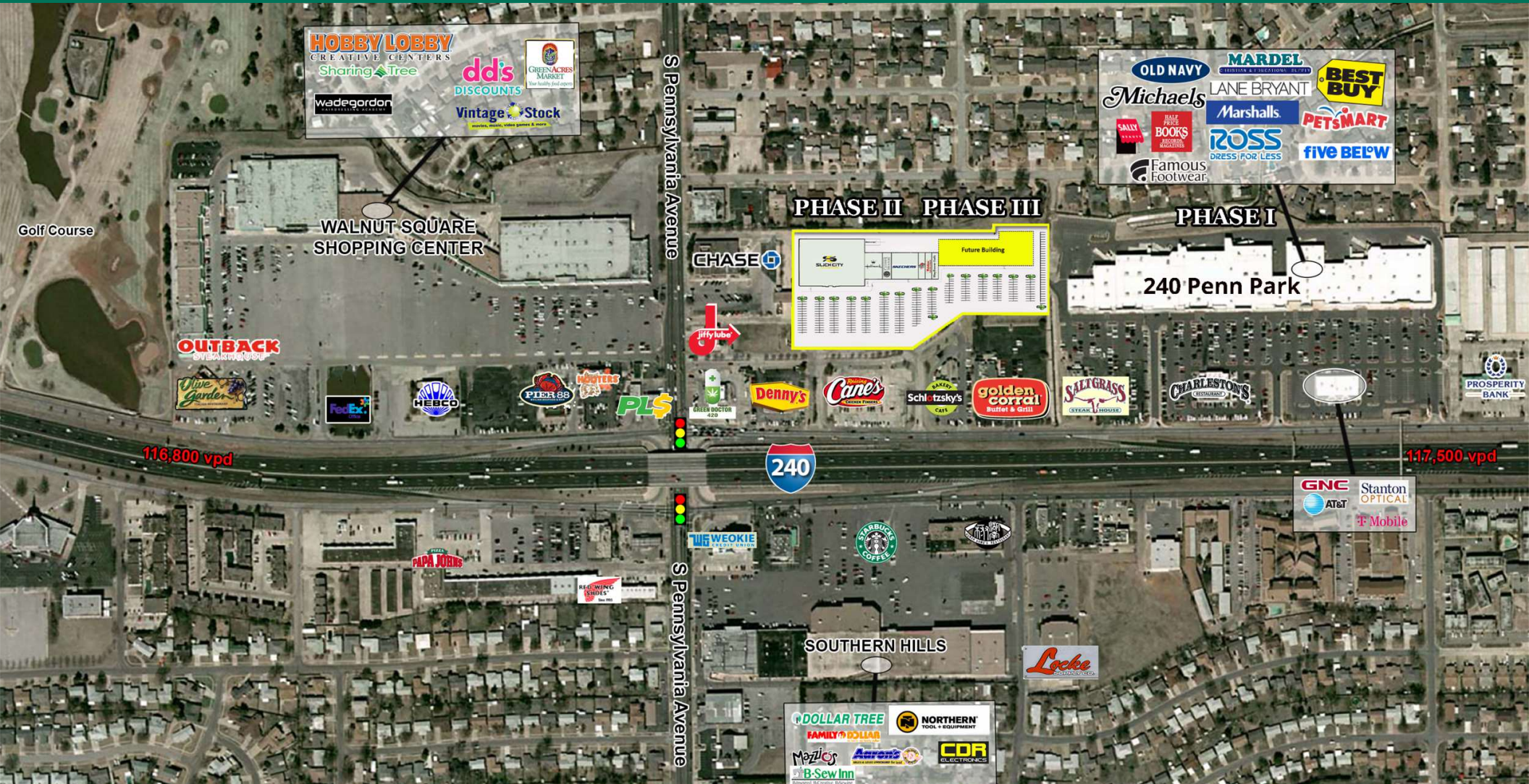
### OFFERING SUMMARY

<b>Lease Rate:</b>	\$22.00 - 25.00 SF/yr (NNN)
<b>Available SF:</b>	1,500 SF up to 48,000 SF
<b>Lot Size:</b>	2.6 Acres
<b>Building Size:</b>	48,000 SF

SPACES	LEASE RATE	SPACE SIZE
1421 Penn Park Blvd	\$22.00 - 25.00 SF/yr	48,000 SF future

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,998	111,469	203,034
Average Age	36	37	37
Average Age (Male)	35	36	36
Average Age (Female)	37	37	37

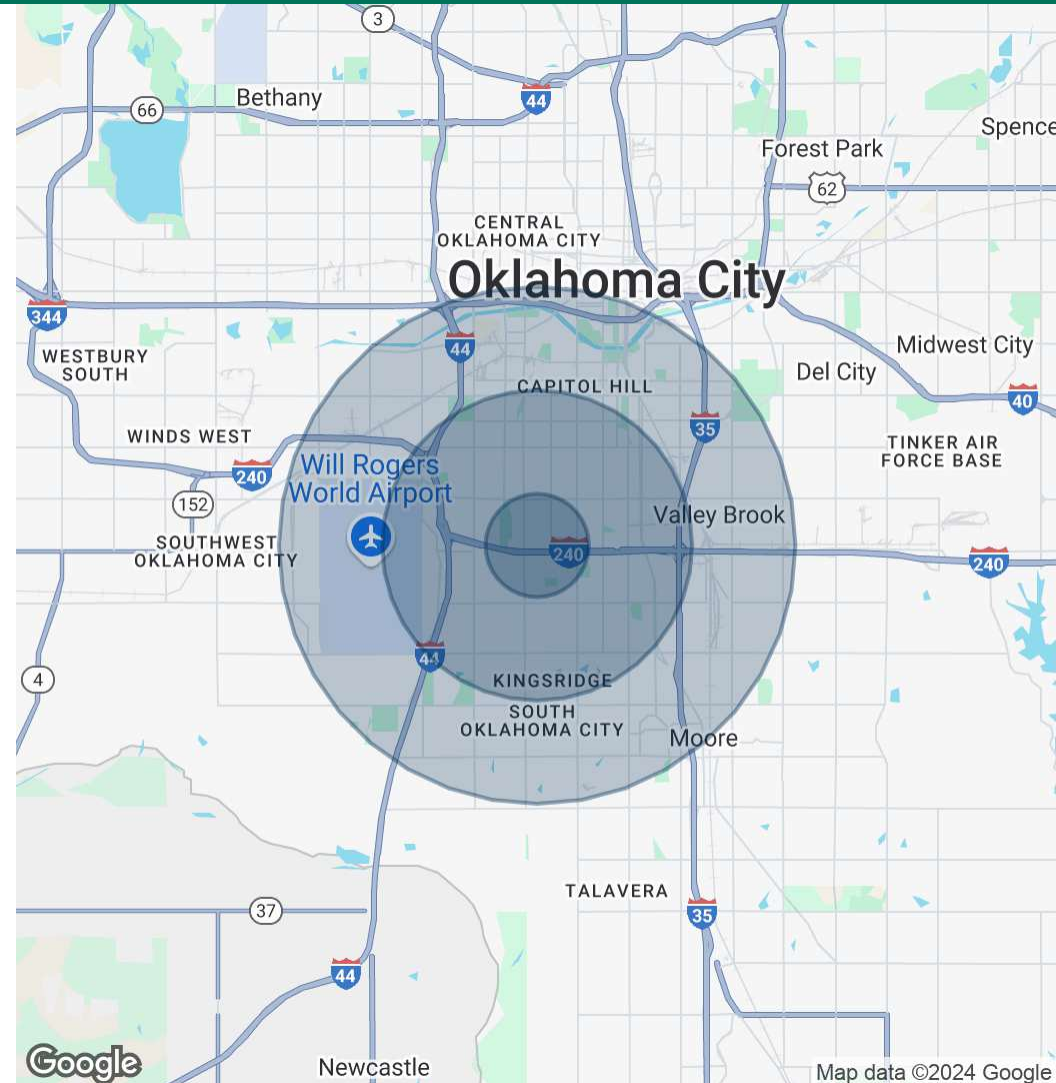
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,726	41,462	73,818
# of Persons per HH	2.8	2.7	2.8
Average HH Income	\$58,354	\$63,677	\$68,931
Average House Value	\$149,003	\$165,004	\$177,118

\* Demographic data derived from 2020 ACS - US Census

11192024

### TRAFFIC COUNTS

I-240	east   west	117,500   116,800
S Pennsylvania Ave	north   south	24,100   21,800



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