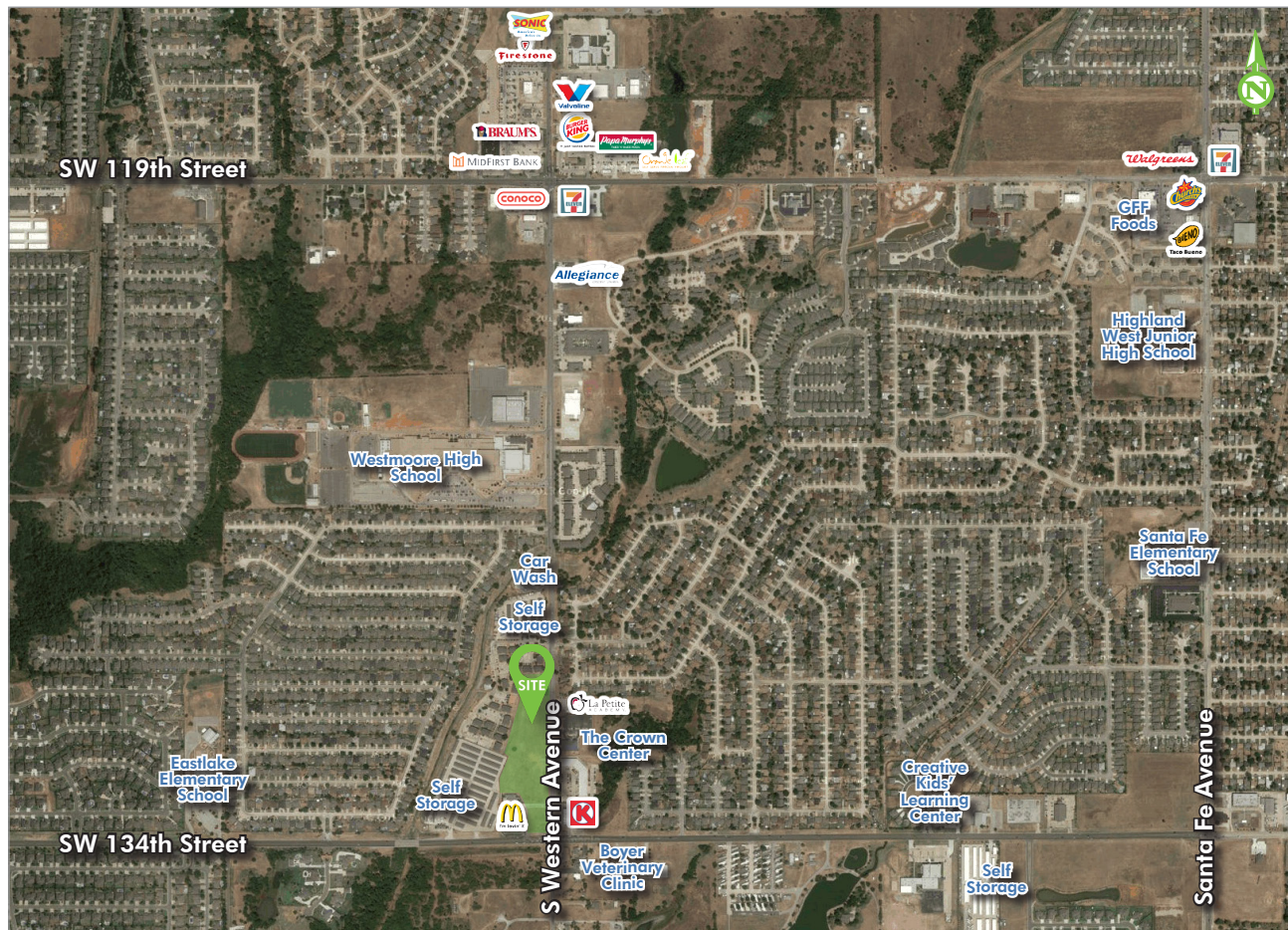


FOR LEASE

PENLEN PLAZA RETAIL & OUTPARCELS

NW CORNER OF SW 134TH AND S WESTERN AVE | OKLAHOMA CITY, OK 73170

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Traffic Counts

SW 134th Street	19,200 ADT
S Western Avenue	12,300 ADT

Source: Oklahoma Department of Transportation

2019 Demographics

	1 Mile	3 Miles	5 Miles
Population	10,689	78,359	151,301
Households	4,137	29,934	57,693
Average Household Income	\$84,295	\$79,434	\$72,140
Daytime Employment	1,368	21,266	52,666

CONTACT US

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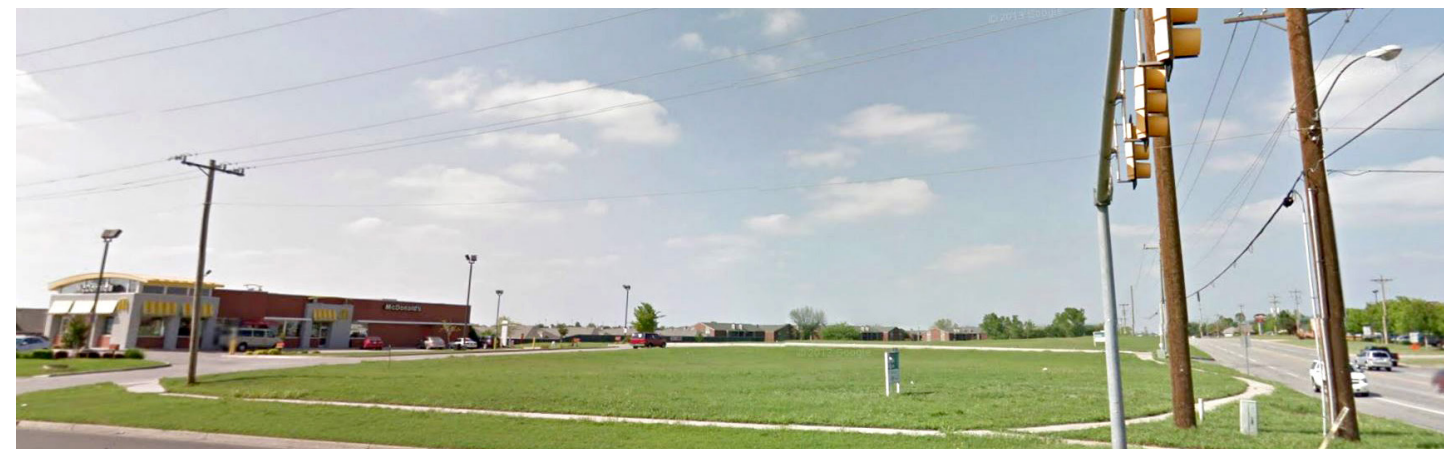
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HIGH PROFILE OUT-PARCELS AND RETAIL SPACE

EXCELLENT VISIBILITY

- + Located on the Northwest Corner of SW 134th Street and Western Avenue, Oklahoma City
- + Shopping Center Space: 30,000 SF (To Be Constructed)
- + Price: \$16.00 PSF NNN
- + Out-Parcels: 4 Out-Parcels available - Build to Suit or Ground Lease
- + Trade area neighbors include:
 - McDonald's, Circle K, La Petite Academy, Allegiance Credit Union, 7-Eleven, Conoco, MidFirst Bank, Burger King, Papa Murphy's, Westmoore High School, Creative Kids Learning Center and many more

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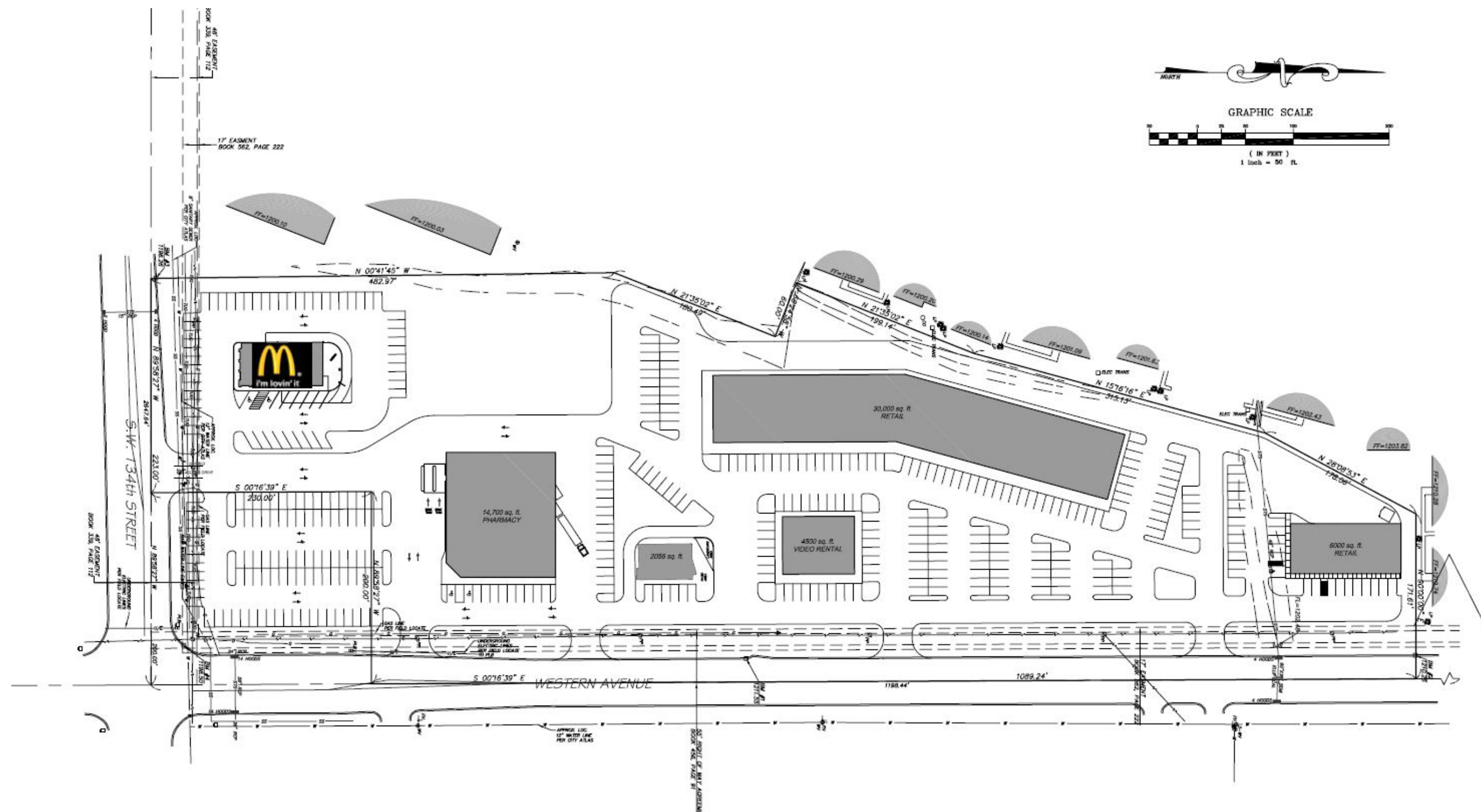
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