

**N.E. CORNER OF N.W. 164<sup>TH</sup>  
STREET & PENNSYLVANIA AVENUE  
OKLAHOMA CITY, OK 73012**

Retail / Flex Space For Lease

Retail Lease Price: \$20.00/SF NNN

Flex Lease Price: \$10.00/SF NNN

9,000 SF Retail Space

Building 1: 4,500 SF

Building 2: 4,500 SF

9,180 SF Flex Space

Building 1: 4,590 SF

Building 2: 4,590 SF

**NAIRED**

**COMMERCIAL  
REAL ESTATE**



CONCEPTUAL  
RENDERING

**NAIRED**

**405.840.0600**

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**SAM SWANSON**

405.208.2046

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**NATHAN WILSON**

405.760.5327

NATHAN@NAIRED.COM



## PROPERTY HIGHLIGHTS

- Delivery: June 2025
- Zoned: C-3 with Restrictions
- 0.80 Acres MOL

## LOCATION HIGHLIGHTS

- Busy, High Traffic Location

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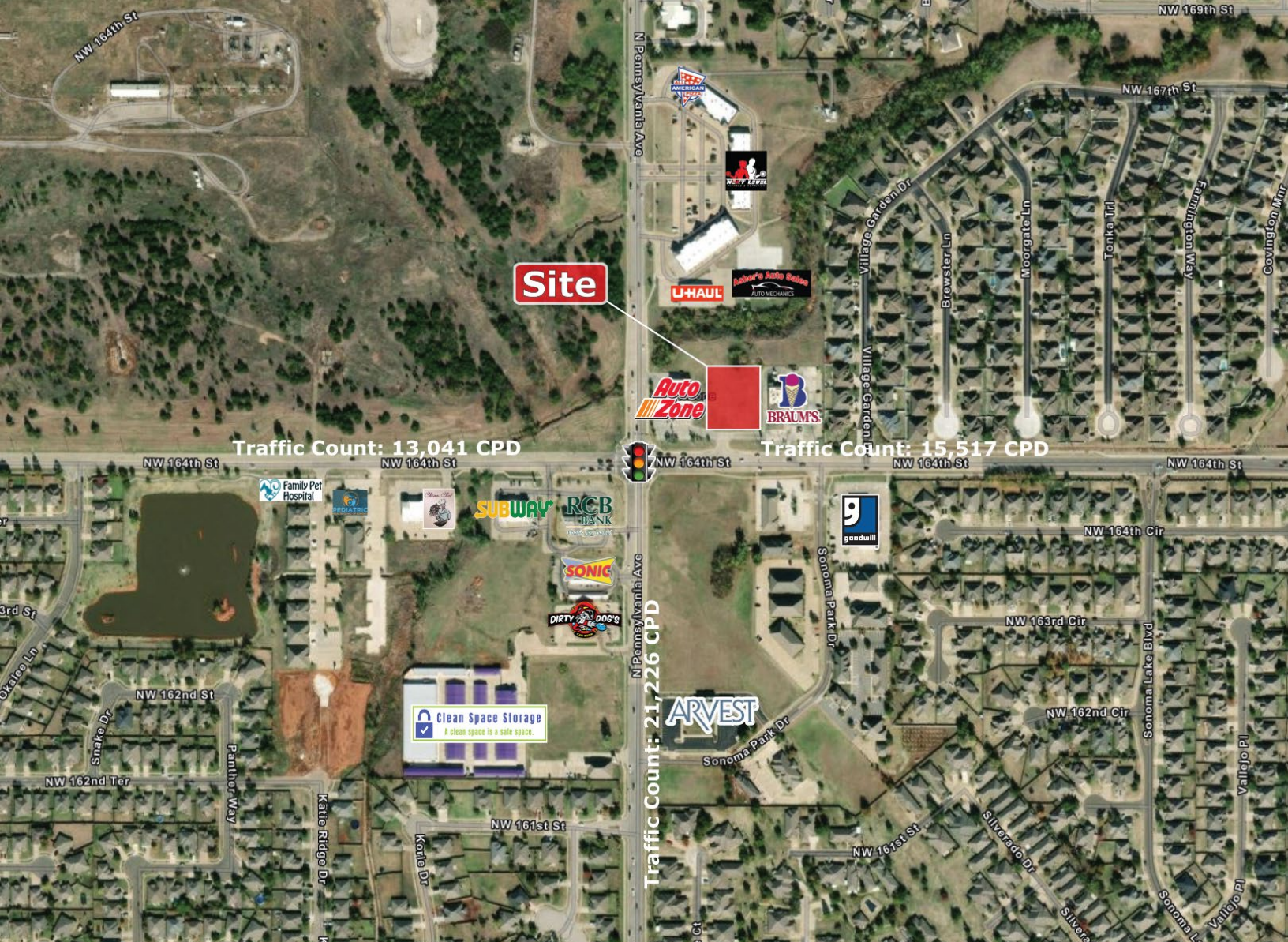
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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	11,621	82,143	168,523
AVERAGE HOUSEHOLD INCOME	\$126,223	\$106,256	\$97,141
TOTAL HOUSEHOLDS	4,210	32,840	69,485

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