N.E. Corner of N.W. 164th Street & Pennsylvania  
Oklahoma City, Oklahoma 73012

PROPERTY HIGHLIGHTS

- 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
- Delivery: November 2019
- C-3 Zoning with Restrictions

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David Hartnack / Sam Swanson / Nathan Wilson

Retail Space For Lease
1,200 SF-4,500 SF

Flex Space For Lease
4,590 SF-9,000 SF

Retail Lease Price:
$20.00/SF NNN

Flex Lease Price:
$10.00/SF NNN
### DEMOGRAPHICS

<table>
<thead>
<tr>
<th></th>
<th>1 Mile:</th>
<th>3 Mile:</th>
<th>5 Mile:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Population</strong></td>
<td>10,531</td>
<td>66,316</td>
<td>157,463</td>
</tr>
<tr>
<td><strong>Average Household Income</strong></td>
<td>$102,547</td>
<td>$81,467</td>
<td>$67,285</td>
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<tr>
<td><strong>Total Households</strong></td>
<td>3,865</td>
<td>26,721</td>
<td>65,437</td>
</tr>
</tbody>
</table>

David Hartnack / Sam Swanson / Nathan Wilson

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