



4525 S. Pennsylvania Avenue
Oklahoma City, Oklahoma 73119

PROPERTY HIGHLIGHTS

- Great Investment Opportunity
- Current Tenant is Community Thrift Store-Multi Locations
- Leased until October 2029
- Begin Lease Rate \$7.00/SF NNN, Totals \$128,625
Minimum 3% Annual Increase Beginning July 2021
- Open Showroom
- 2 Restrooms
- 2 Access Points of Entry
- Prefabricated Tilt-up Concrete
- 100% Sprinklered-Stand Pipe Fire Suppression System
- Warehouse/Merchandising Area
- Steel Overhead Service Door in N.W. Corner of Building
- Commercial Built-up Over Metal Decking
- T-4 LED Lighting
- TPO Roof installed in 2017
- Security Lighting



TOTAL SF	18,375 SF
ZONING	C-3 Community Commercial
LAND IN ACRES	1.4463 ACRES
TAXES	\$14,114.68
BUILT	2000

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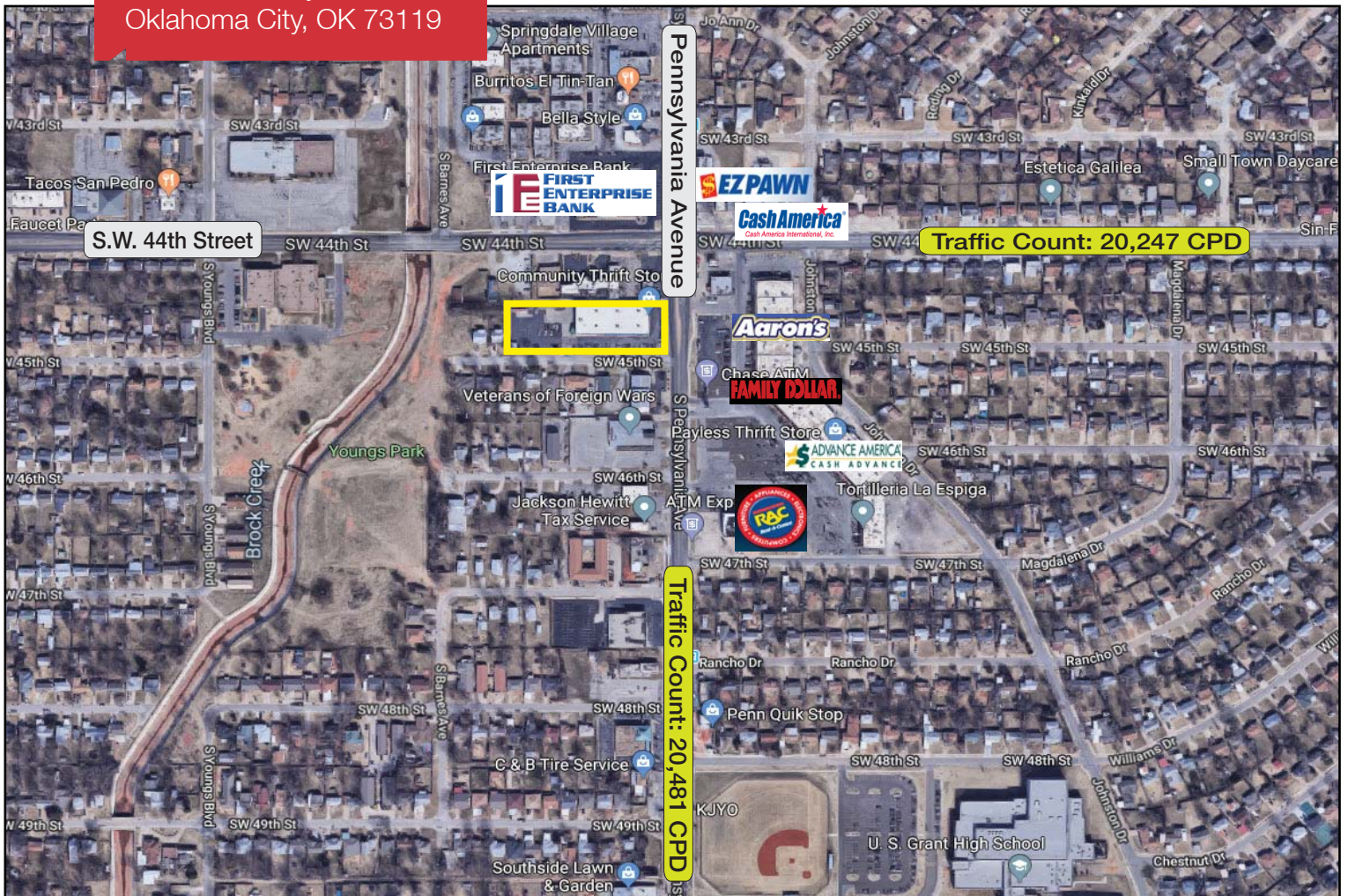
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LOCATION HIGHLIGHTS

- Located at the N.W. Corner of S.W. 45th Street & Pennsylvania Avenue
- Plenty of Retail, Restaurants & Banking in the Area
- Close to I-40 & I-240
- Close to Integris Medical Center

DEMOGRAPHICS

Population		
1 Mile: 22,388	3 Mile: 104,094	5 Mile: 204,192
Average Household Income		
1 Mile: \$32,717	3 Mile: \$34,311	5 Mile: \$39,002
Total Households		
1 Mile: 7,557	3 Mile: 36,805	5 Mile: 77,477



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