

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Take advantage of this rare opportunity to own a highly visible retail property just off North Pennsylvania Avenue in the heart of Oklahoma City. This property features a classic brick façade with great street presence and offers excellent potential for both owner-users and investors.

BOTH BUILDINGS FOR SALE

PROPERTY HIGHLIGHTS

- Two distinct retail suites—previously used as a barber shop and tailor shop
- Flexible floor plan ideal for salon, boutique, studio, or service-oriented businesses
- Large storefront signage with prominent visibility along N. Penn
- Rear alley access for deliveries and additional parking

OFFERING SUMMARY

Sale Price:	\$350,000
Number of Units:	2
Lot Size:	5,460 SF
Building Size:	3,168 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,597	42,602	93,841
Total Population	14,975	94,016	223,214
Average HH Income	\$70,520	\$79,254	\$71,875

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3117 N PENNSYLVANIA AVE
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ADDITIONAL PHOTOS

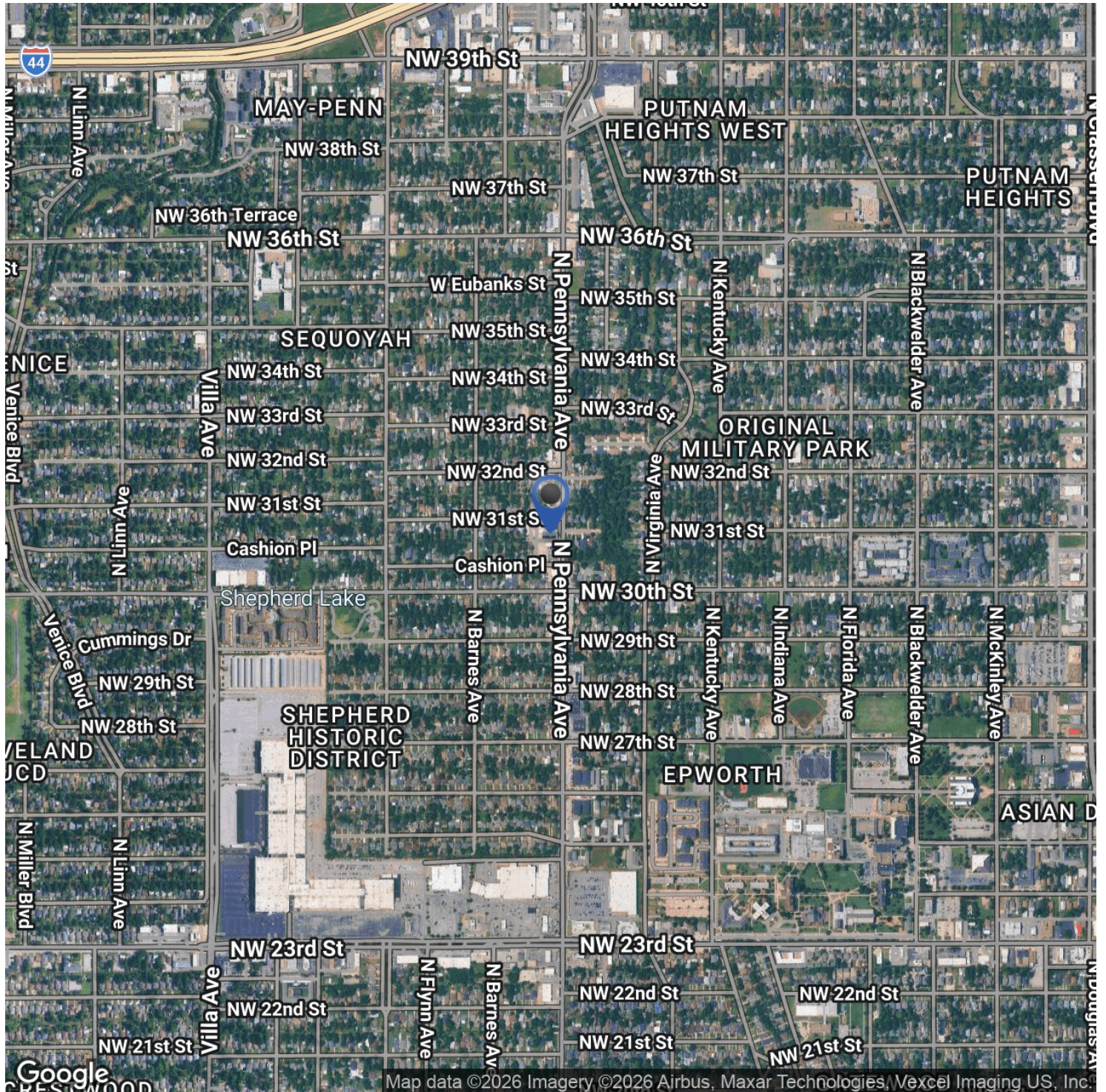


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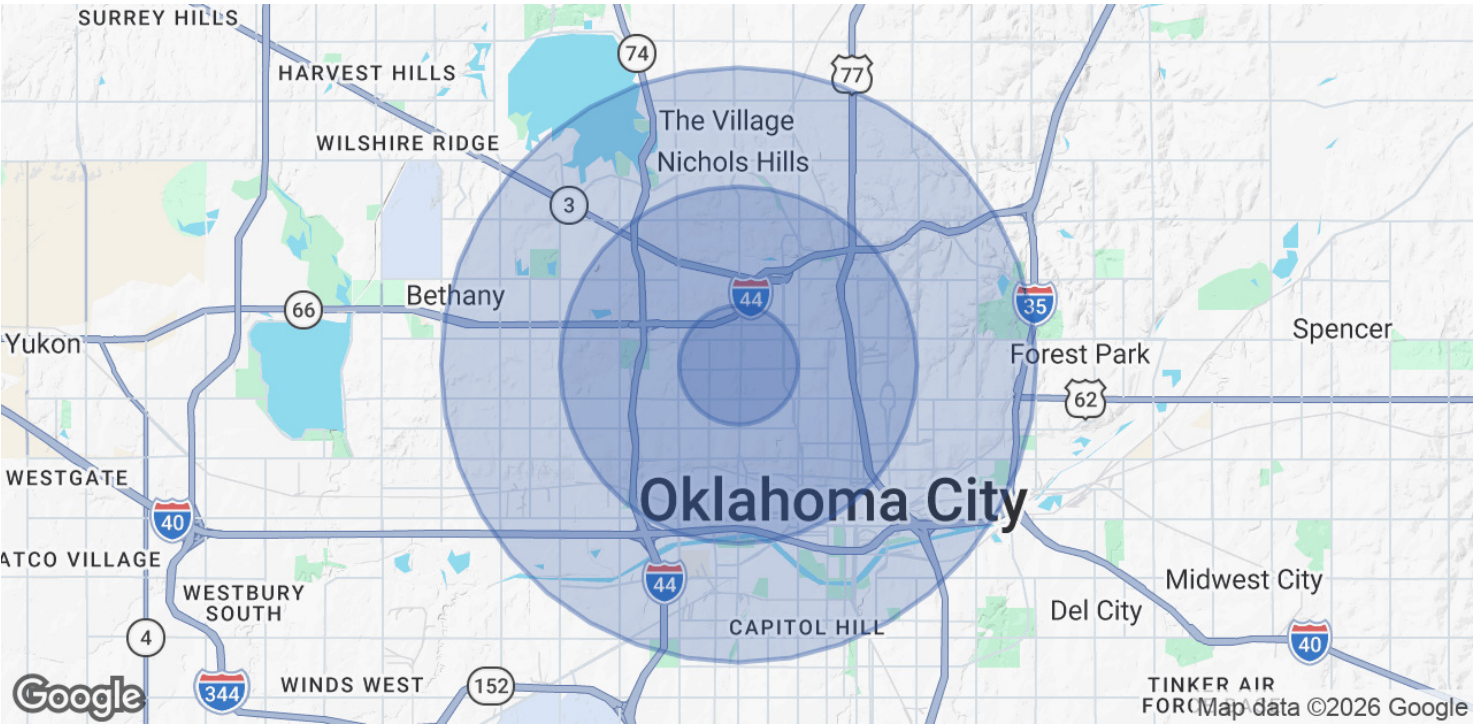
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,975	94,016	223,214
Average Age	37	38	38
Average Age (Male)	36	38	37
Average Age (Female)	37	39	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,597	42,602	93,841
# of Persons per HH	2.3	2.2	2.4
Average HH Income	\$70,520	\$79,254	\$71,875
Average House Value	\$227,050	\$284,392	\$245,182

2020 American Community Survey (ACS)