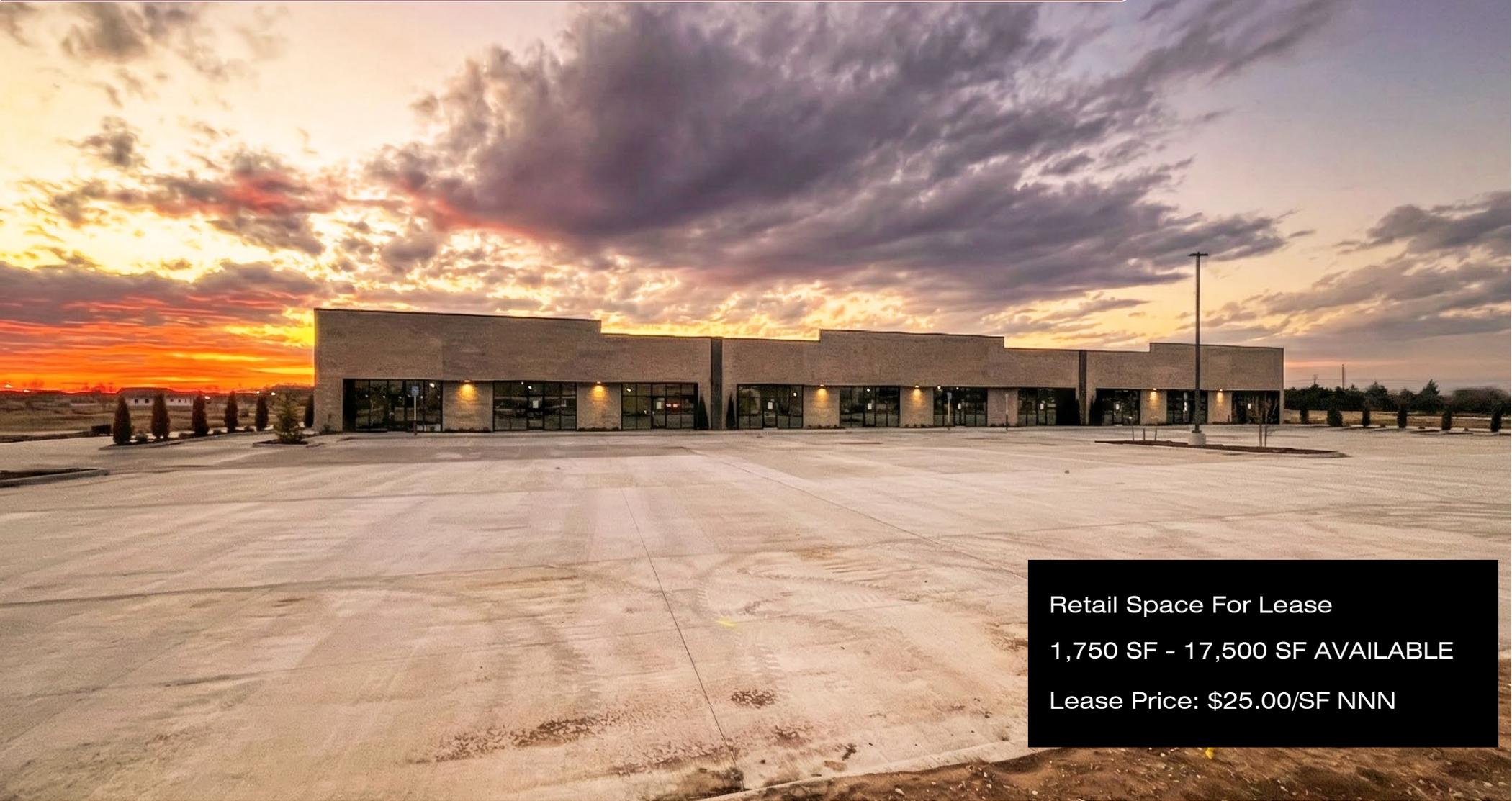


PALERMO PLACE
13617 S. WESTERN AVENUE
OKLAHOMA CITY, OK 73170



Retail Space For Lease
1,750 SF - 17,500 SF AVAILABLE
Lease Price: \$25.00/SF NNN

NAIRED COMMERCIAL
REAL ESTATE
405.840.0600 | NAIRED.COM

DAVID HARTNACK
405.761.8955
DAVID@NAIRED.COM

SAM SWANSON
405.208.2046
SAM@NAIRED.COM



PROPERTY OVERVIEW

RENTABLE SF	1,750 SF – 17,500 SF
TOTAL SF	17,500 SF
LOT SIZE	2.64 ACRES +/-
YEAR BUILT	2026
ZONING	C-2

DEMOGRAPHICS



POPULATION

1 MILE: 9,119
3 MILES: 78,727
5 MILES: 153,984



AVERAGE HOUSEHOLD INCOME

1 MILE: \$84,069
3 MILES: \$84,874
5 MILES: \$81,142



TOTAL HOUSEHOLDS

1 MILE: 3,603
3 MILES: 30,403
5 MILES: 59,044

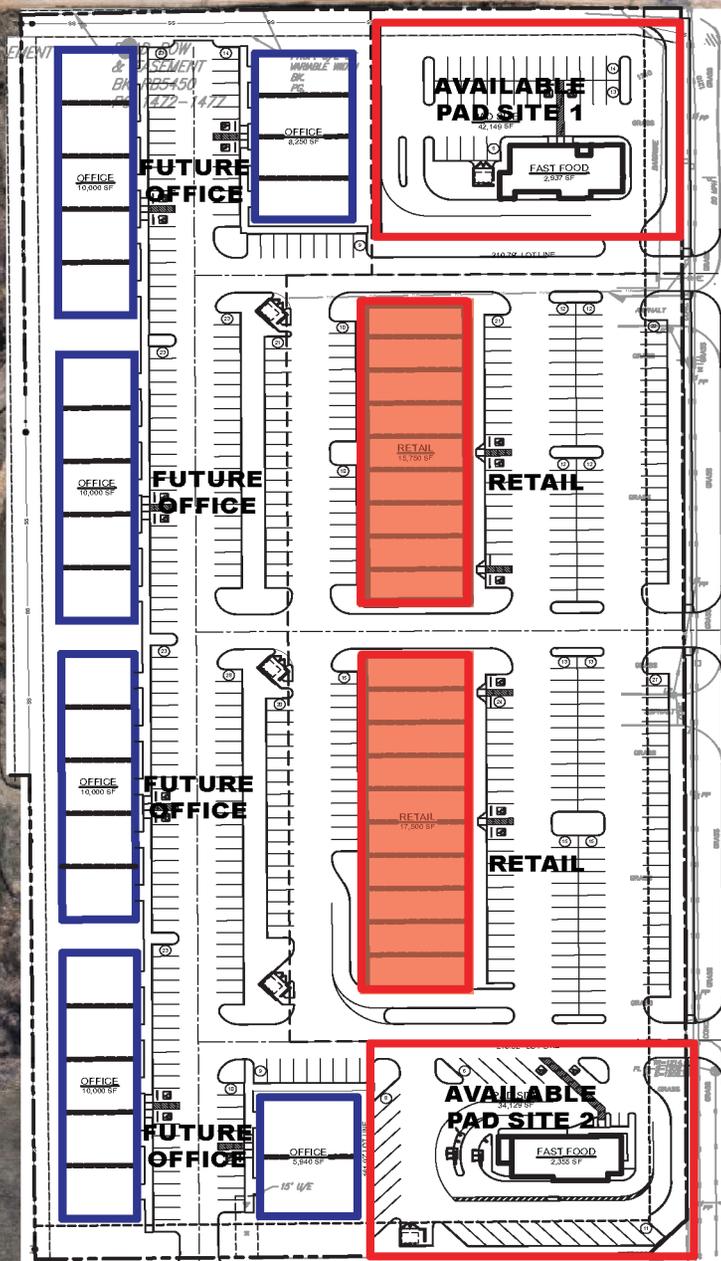


2 MILES FROM I-35

DAVID HARTNACK
405.761.8955
DAVID@NAIRED.COM

SAM SWANSON
405.208.2046
SAM@NAIRED.COM

PALERMO SITE PLAN



WESTERN AVENUE 10,068 VPD

SW 138TH STREET



BUILDING 1 (DELIVERY 2026)

- SUITE 1 - 1,750 SF
- SUITE 2 - 1,750 SF
- SUITE 3 - 1,750 SF
- SUITE 4 - 1,750 SF
- SUITE 5 - 1,750 SF
- SUITE 6 - 1,750 SF
- SUITE 7 - 1,750 SF
- SUITE 8 - 1,750 SF
- SUITE 9 - 1,750 SF
- SUITE 10 - 1,750 SF

BUILDING 2 (DELIVERY 2027)

- SUITE 1 - 1,750 SF
- SUITE 2 - 1,750 SF
- SUITE 3 - 1,750 SF
- SUITE 4 - 1,750 SF
- SUITE 5 - 1,750 SF
- SUITE 6 - 1,750 SF
- SUITE 7 - 1,750 SF
- SUITE 8 - 1,750 SF
- SUITE 9 - 1,750 SF

PALERMO PLACE AERIAL

