

13617 S. WESTERN AVENUE
OKLAHOMA CITY, OK 73170

PALERMO PLACE



Retail Space For Lease
1,750 SF - 17,500 SF +/-
Lease Price: \$25.00/SF NNN
NNN Charges: \$6.25/SF

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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

PROPERTY HIGHLIGHTS

- Both End Caps Include a Drive Thru
- Spaces Can Be Combined
- Space Delivery: White-box Condition

LOCATION HIGHLIGHTS

- Turnpike Extension will be completed in December 2027
- 2 Miles North of the New Turnpike Exit

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

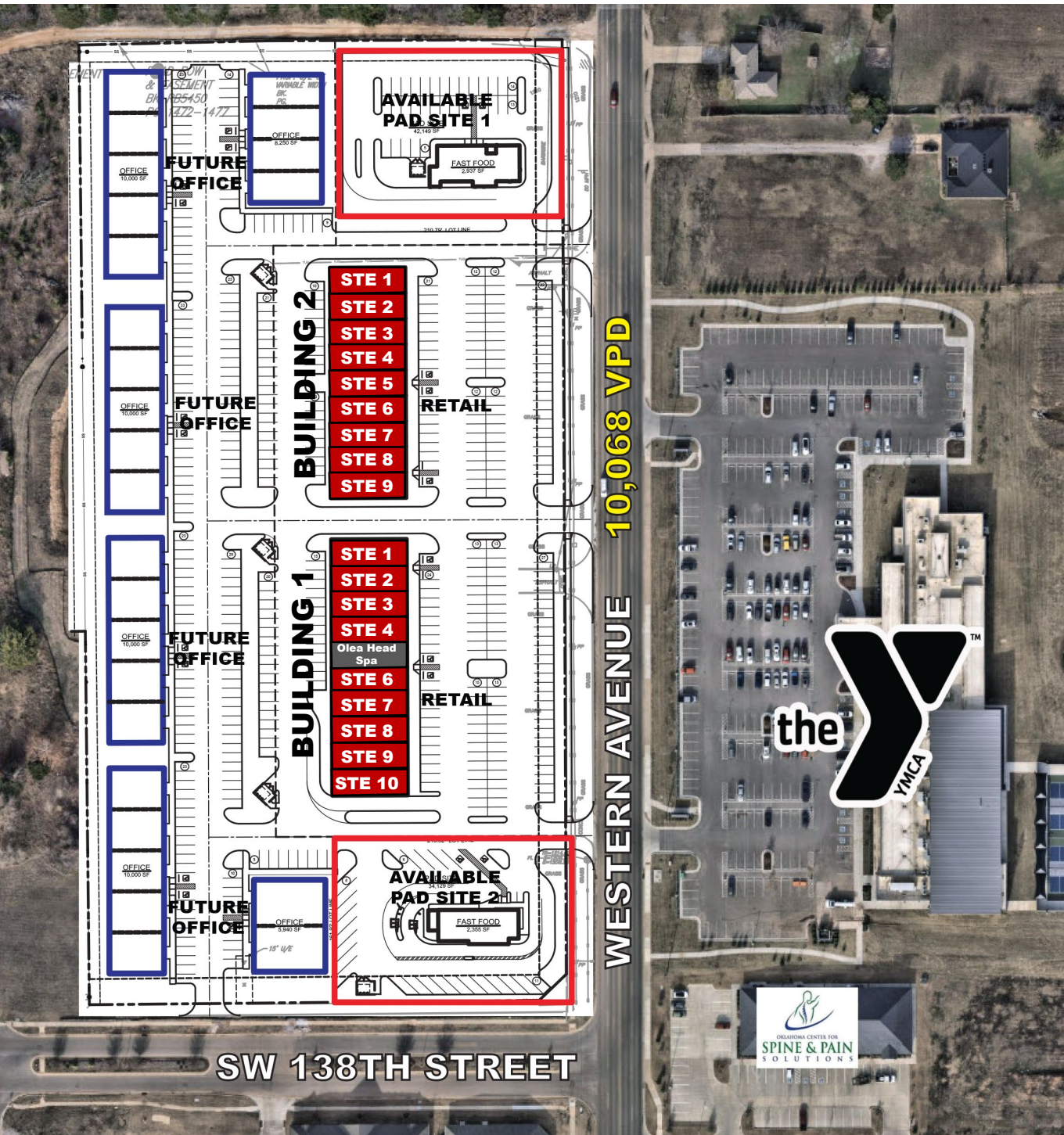
5 MILES: 59,044



DRIVE TIME

2 MILES FROM I-35

PALERMO PLACE - SITE PLAN



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 – Olea Head Spa
- 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 - PHOTOS



PALERMO PLACE - AERIAL

