

# PORTLAND PLAZA

3601 NW 39TH STREET, OKLAHOMA CITY, OK



## PROPERTY OVERVIEW

Property is located at the NEC of NW 39th Street (SH 66) and Portland Avenue. Property is anchored by a 20,000 s.f. Colav Fitness, Jefferson Dental, 7 Brew Coffee, Wing Stop, Great Clips and others. "Shadow Anchored" by a new Winco Foods (84,000 s.f.) Location is one of the most densely populated areas in the OKC MSA with 250,000 people within a 5 mile radius. New pad site on the hard corner available for re-development. Location at the nexus of SH 66, I-44 and Lake Hefner Parkway/SH 74 (over 100,000 vpd). Within 10 minutes of 85% of entire MSA population.

## TRAFFIC COUNTS

N. PORTLAND AVE	13,100
NW 39TH ST	42,508

GLA: 76,299 SF    WEB LINK: [jahrealty.propertycapsule.com/portlandplaza](http://jahrealty.propertycapsule.com/portlandplaza)

## DEMOGRAPHICS

2024 ESTIMATES	TOTAL POPULATION	DAYTIME POPULATION	AVG. HH INCOME
3 MILE	114,956	120,562	\$67,191
5 MILE	224,294	281,178	\$70,216

## LEASING CONTACT

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TENANT	SQFT
3617 Great Clips	1,550
3619 Cashland	1,202
3621 Peak Nutrition	1,347
3623 Onin Staffing	1,426
3625 Available	5,525
3635 Kid's Choice Thera...	7,500
3639 Decades Revisited	16,148
3645 Colaw Fitness	21,583
3647 Available	8,417
3655 7 Brew	
4100 Wing Stop	1,771
4104 Tikka Craze	2,024
4120 Integris Baptist M...	4,806

Availability Potential Availability

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