



PENNINGTON HILLS SHOPPING CENTER | FOR LEASE

3820-3928 E. FRANK PHILLIPS BLVD., BARTLESVILLE, OK 74006

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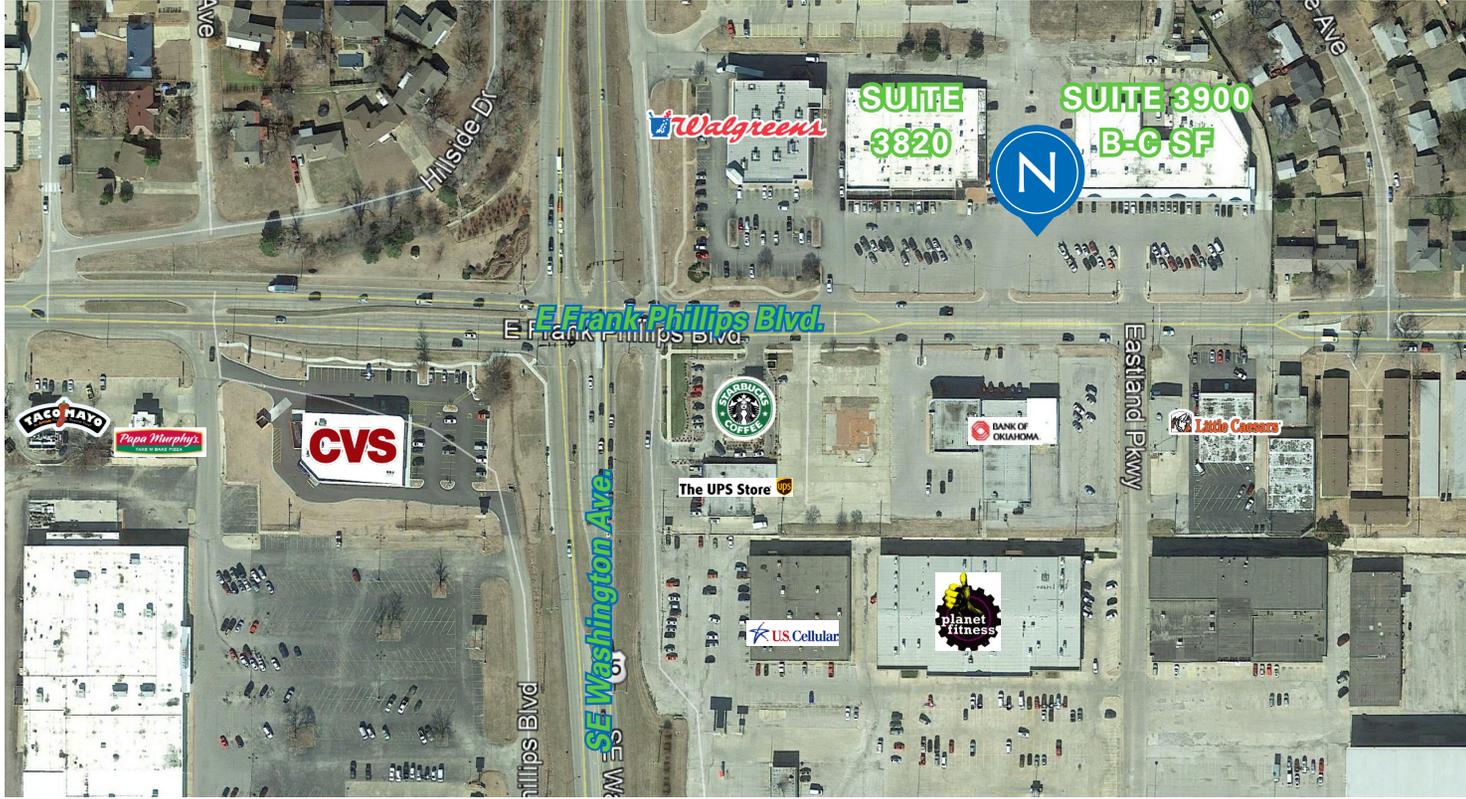
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NEWMARK
ROBINSON PARK

PENNINGTON HILLS/3820-3928 E. FRANK PHILLIPS BLVD.



SNAPSHOT



Estimated Vehicles/Day
SE Washington Blvd.
21,800 VPD



Avg. HH Income
3 mi Radius
\$74,181



Population
3 mi Radius
30,764

DETAILS

Lease Rate	\$11/SF
Lease Type	NNN (As-Is)
Available SF	
Suite 3820	4,008 SF
Suite 3900 B-C	4,450 SF (divisible)
Zoning	C-3

HIGHLIGHTS

- Located at heavily traveled intersection (US 75 aka Washington Blvd and E Frank Phillips Blvd.)
- Traffic generators at intersection: Walgreens, Chick-Fil-A, Starbucks, CVS, Atwoods and Jane Phillips Medical Center
- West building exterior remodeled in 2019
- Low pass-thru charges (sub \$2.00/SF)
- C-3 zoning is suitable for most retail/restaurant/service