Executive Summary



Details

Lease Rate:	$21.50 SF/yr (NNN)
Available SF:	1,162 - 2,324 SF
Lot Size:	16,585 SF
Building Size:	5,301 SF

Highlights

- Great visibility and high traffic counts
- Great nearby retail and business synergies
- Surrounded by rooftops, and strong demographics
- New Construction (2022)
- Tenant Improvement Allowance available

Overview

Don't miss this fantastic leasing opportunity of a highly visible, high traffic property in Edmond, OK. The lease space can be divided and delivered with open plan, allowing for endless design possibilities. The zoning is commercial and allows for a number of uses. The property is ideally located being just minutes from I-35 and Broadway Extension, and downtown Edmond.

The area is also surrounded by rooftops, thriving businesses of retail, healthcare, shopping, dining and amenities. Nearby retailers include Atwoods, along with quick service chains like Braums, McDonalds, Starbucks and Subway, and only seconds away from Oklahoma Christian University. The property is perfect for any growing business or healthcare professionals seeking a prime location for their next location to grow and thrive.

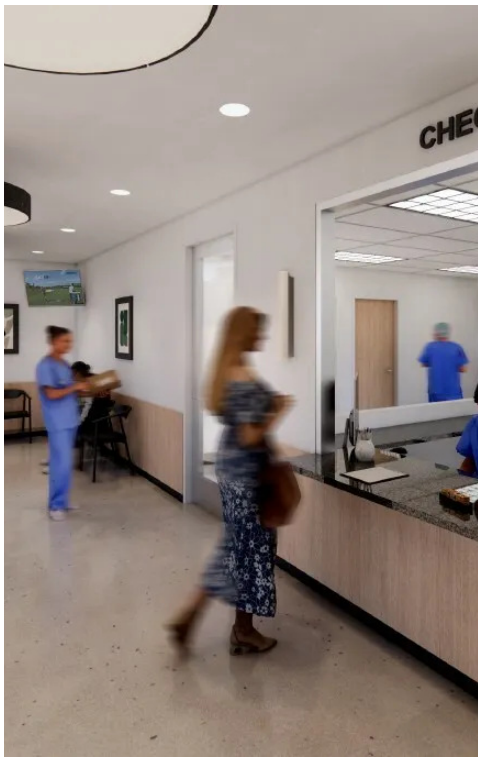
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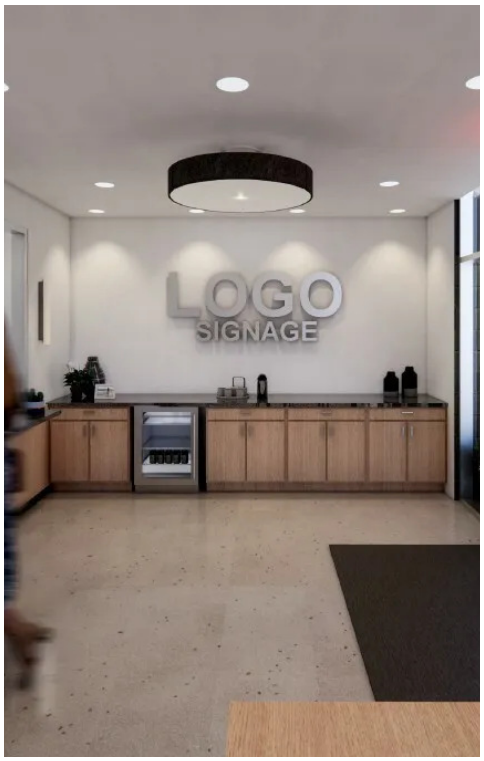
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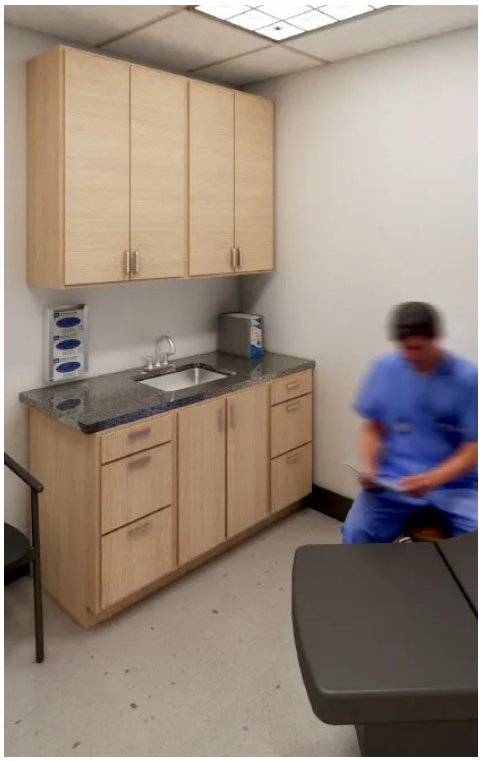
Additional Photos











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Floor Plans

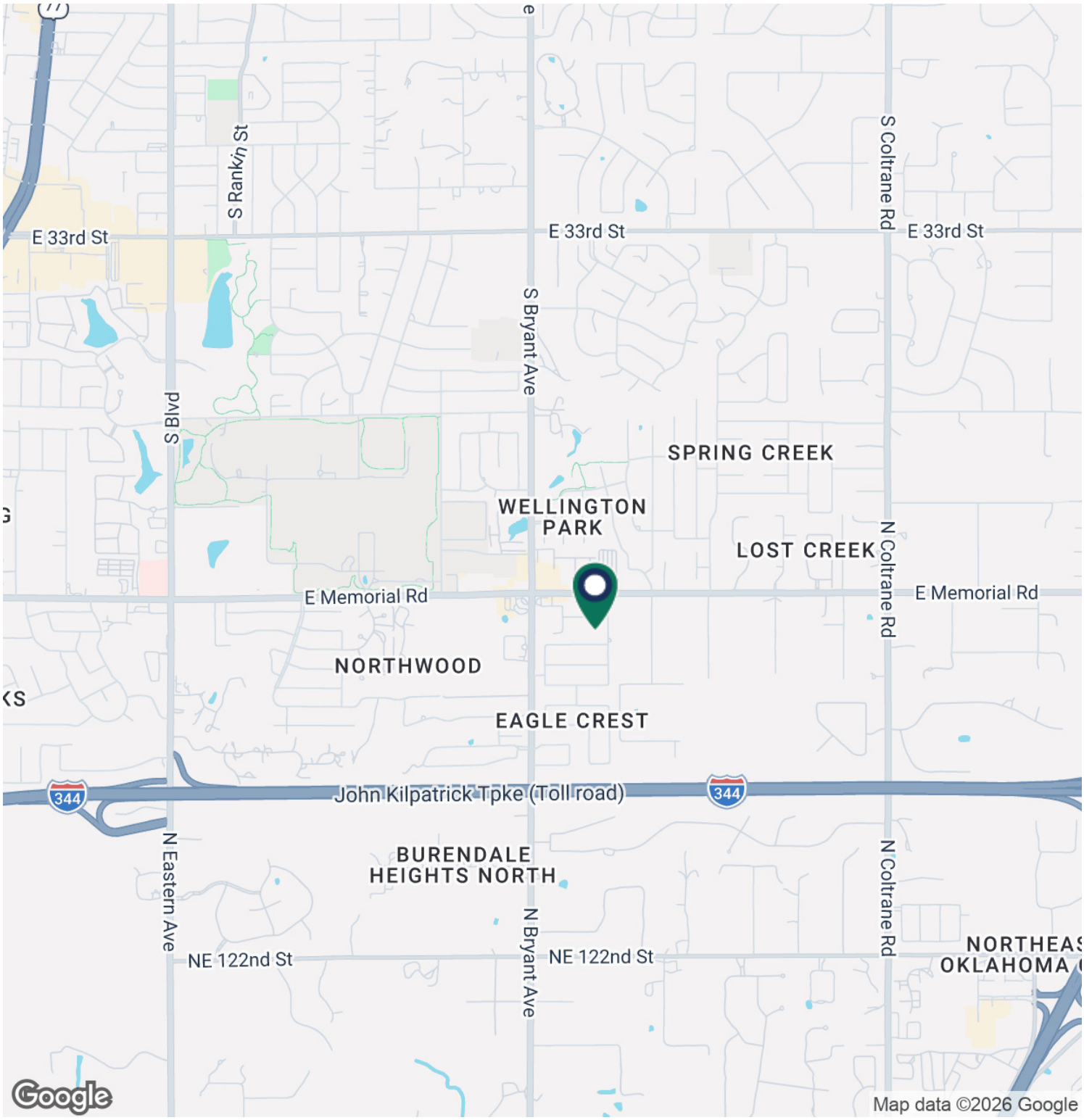


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CREEK PRICE EDWARDS

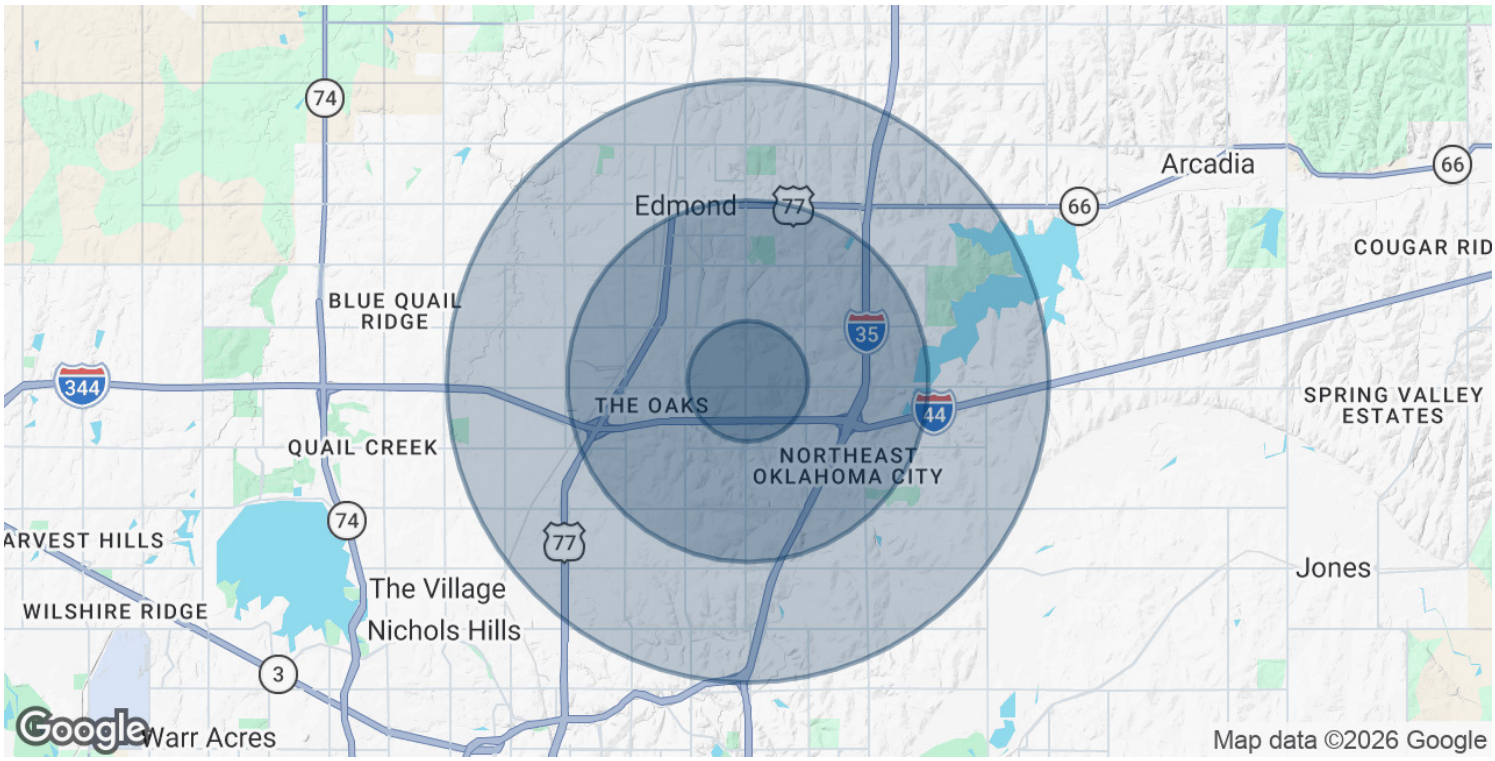
Location Map



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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	7,777	39,598	111,520
Average Age	35.9	36.6	37.4
Average Age (Male)	34.4	35.7	35.9
Average Age (Female)	37.5	38.0	39.7

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,546	15,483	45,243
# of Persons per HH	3.1	2.6	2.5
Average HH Income	$132,808	$123,471	$116,896
Average House Value	$322,581	$348,283	$323,267

2023 American Community Survey (ACS)

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