

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$9-\$18 SF/yr
NNN Rate:	\$3.40 SF/yr
Building Size:	86,427 SF
Available SF:	1,690 - 5,803 SF
Lot Size:	6.44 Acres
Parking Spaces:	333
Year Renovated:	2024
Zoning:	Commercial
Market:	Edmond
Submarket:	Oklahoma City

PROPERTY OVERVIEW

Introducing a prime retail leasing opportunity at 800-828 W Edmond Rd, Edmond, OK. This property boasts high traffic and excellent visibility on a bustling retail corridor, making it a regional draw in a location with strong demographics. Its retail and service-oriented co-tenants enhance its appeal, providing the perfect environment for businesses to thrive. The Landlord is currently offering FREE RENT by giving one (1) month of Free Rent per Lease Year on all new leases.

PROPERTY HIGHLIGHTS

- Drive-through available
- Redeveloped in 2020 & 2024
- Low NNN Expenses
- Retail & Office Availabilities
- Long Term Tenant Mix (Average of 7 years)
- Well Maintained and Professionally Managed
- Co-tenants include Ollie's, NAPA Auto Parts, WeOkie, 10GYM, and others

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ADDITIONAL PHOTOS



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SITE PLANS

KELLY PLAZA

EDMOND, OK



TENANT LIST

SUITE	TENANT	SF
304	Urgent Pet Care	3,886
320	AVAILABLE	1,752
328	Picnic Table	2,137
336	Check N Go	1,200
340	The Brow Bar	1,200
344	Bo Rah Lee - Pooches Hair Salon	1,200
352	Vu's Fabric	3,600
356	AVAILABLE	1,690
360	AVAILABLE	1,210
364-368	AVAILABLE	2,903
804	NAPA Auto Parts	9,218
808-824	10Gym	23,615
828-834-840	Ollie's	24,083
822A	Vibe Realty	1,400
822C	Life Pro Safety	1,000
822E	RR Wine and Spirits	1,600
822F	Adu Massage & Spa	1,600
822H	Brazil Store	800
822I	Upstate Hair Designs	797
822J	Fashion Nails	800
PAD	Weekie Credit Union	
TOTAL GLA		85,691

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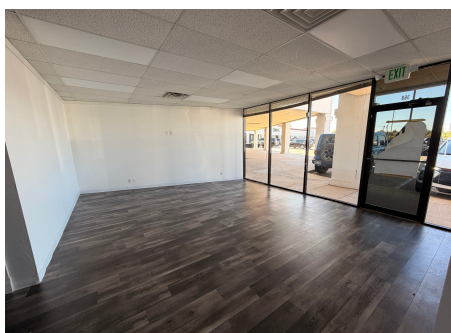
SUITE 356



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SUITE 364



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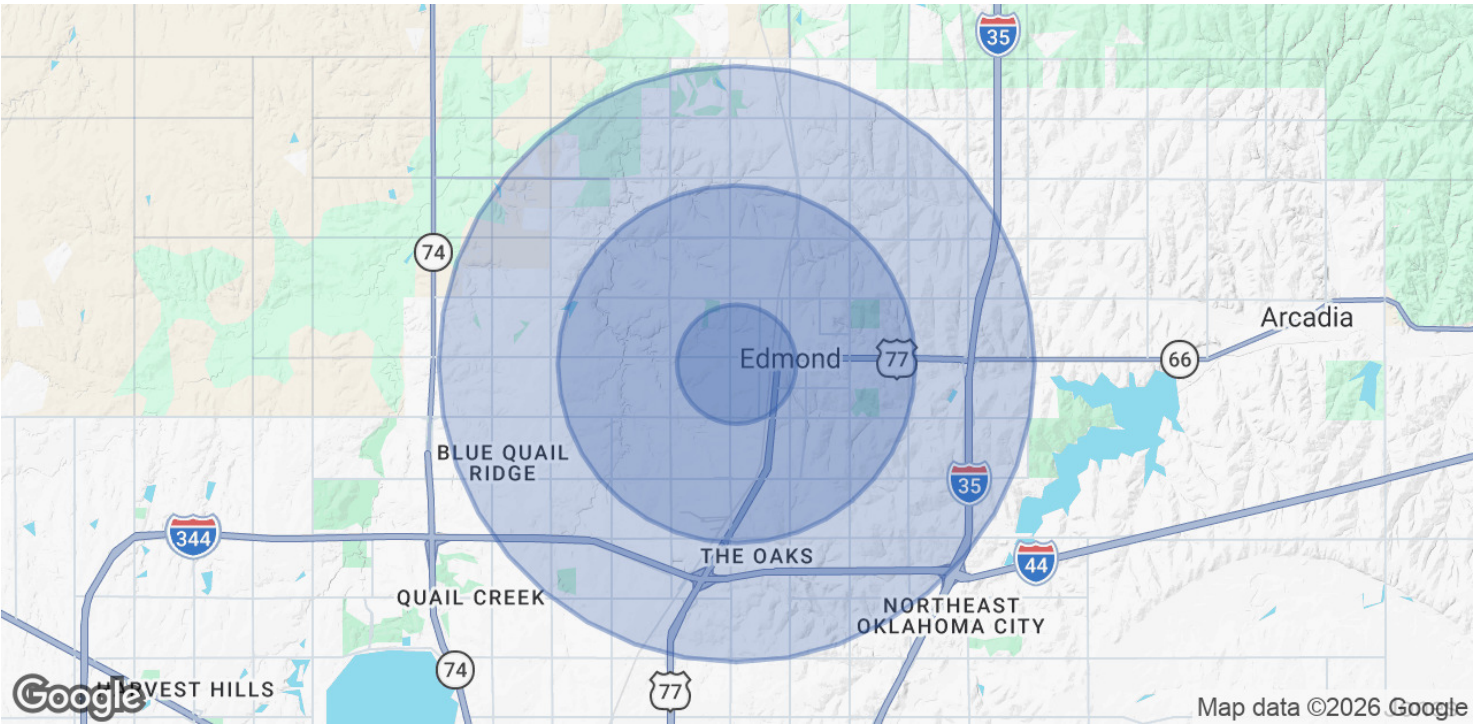
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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,458	84,521	165,900
Average Age	37	38	38
Average Age (Male)	35	37	37
Average Age (Female)	39	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,967	33,317	63,951
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$81,460	\$113,877	\$129,150
Average House Value	\$199,792	\$310,355	\$358,138

2020 American Community Survey (ACS)

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