Executive Summary



Details

Lease Rate:	$12 - 18 SF/yr (NNN)
Available SF:	1,200 - 5,803 SF
Lot Size:	6.44 Acres
Building Size:	86,427 SF
Renovated:	2024
Submarket:	Oklahoma City

Highlights

- Free Rent and Build Out Time Offered
- One (1) Month of Free Rent per Lease Year
- High traffic location
- Redeveloped in 2020 & 2024
- Low NNN Expenses
- Retail & Office Availabilities
- Long Term Tenant Mix (Average of 7 years)
- Co-tenants include Ollie's, NAPA Auto Parts, WeOkie, 10GYM

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.

Traffic Counts

N Kelly Ave	north	23,767
N Kelly Ave	south	25,451
W Edmond Rd	east	22,570
W Edmond Rd	west	21,307

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Site Plan



TENANT LIST

SUITE	TENANT	SF
304	Urgent Pet Care	3,886
320	**AVAILABLE**	**1,752**
328	Picnic Table	2,137
336	**AVAILABLE**	**1,200**
340	**AVAILABLE**	**1,200**
344	Bo Rah Lee - Pooches Hair Salon	1,200
352	**AVAILABLE**	**3,600**
356	**AVAILABLE**	**1,690**
360	Check N Go	1,210
364-368	Vu's Fabric	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	The Brow Bar	800
822I	Upstate Hair Designs	797
822J	Fashion Nails	800
PAD	Weokie Credit Union	
	TOTAL GLA	**85,691**

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CREEK PRICE EDWARDS

Retailer Map

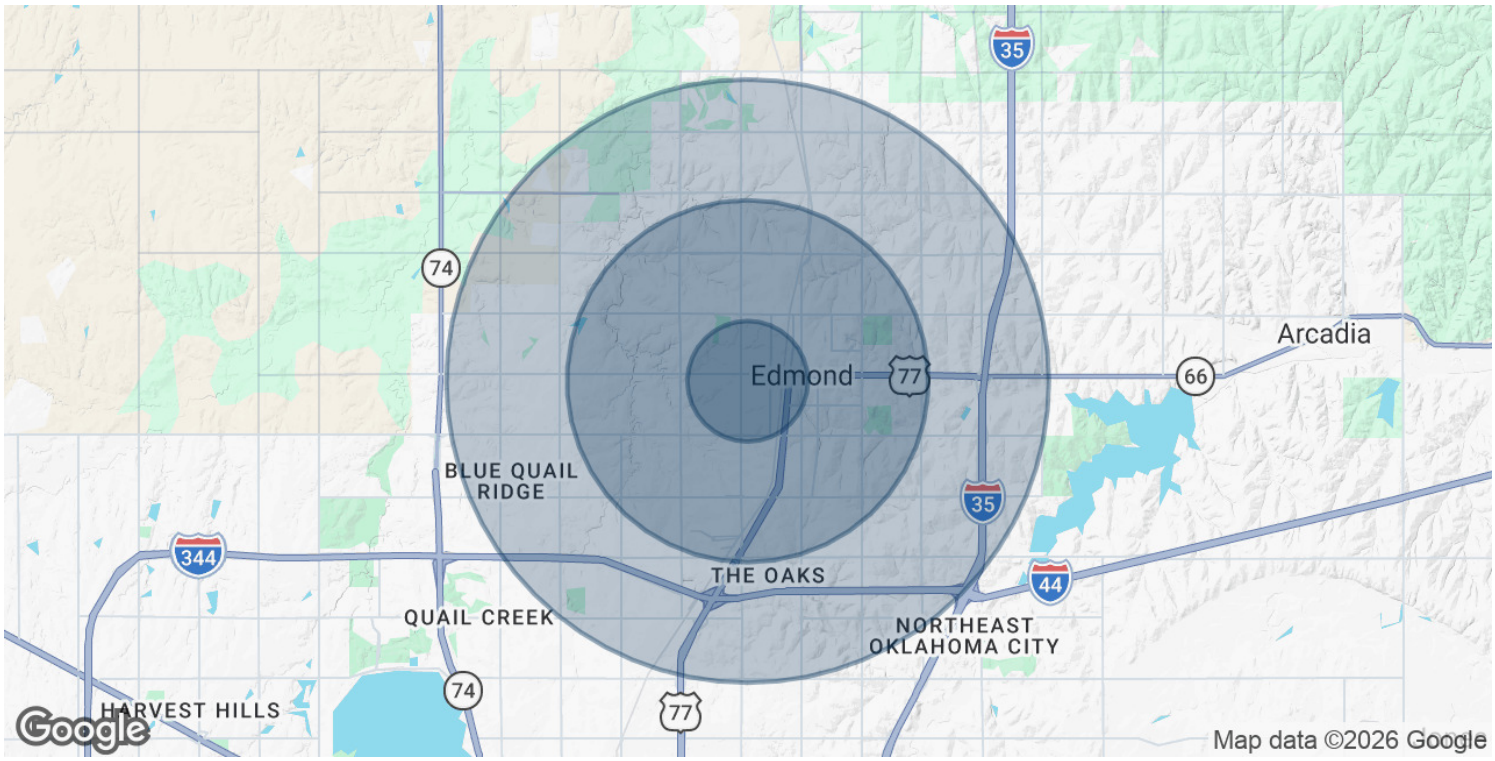


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Demographics Map & Report



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) *10262026*

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