

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$12 - 14 SF/yr (NNN)
Building Size:	37,170 SF
Available SF:	900 - 5,400 SF
Lot Size:	163,651 SF
Number of Units:	42
Year Built:	1986
Zoning:	E-2

PROPERTY OVERVIEW

Signal Ridge Shops is a well-maintained multi-tenant center situated at the signalized intersection of S. Kelly Avenue and 18th Street in the heart of Edmond, Oklahoma. The property features an attractive Spanish-tile roofline with a covered storefront walkway, generous on-site parking, and a unique combination of customer-facing retail suites up front with rear flex space accessible via roll-up garage doors — perfect for businesses needing both a public presence and operational functionality. Established tenants and strong surrounding residential density drive consistent daytime and weekend traffic along this primary north-south corridor.

PROPERTY HIGHLIGHTS

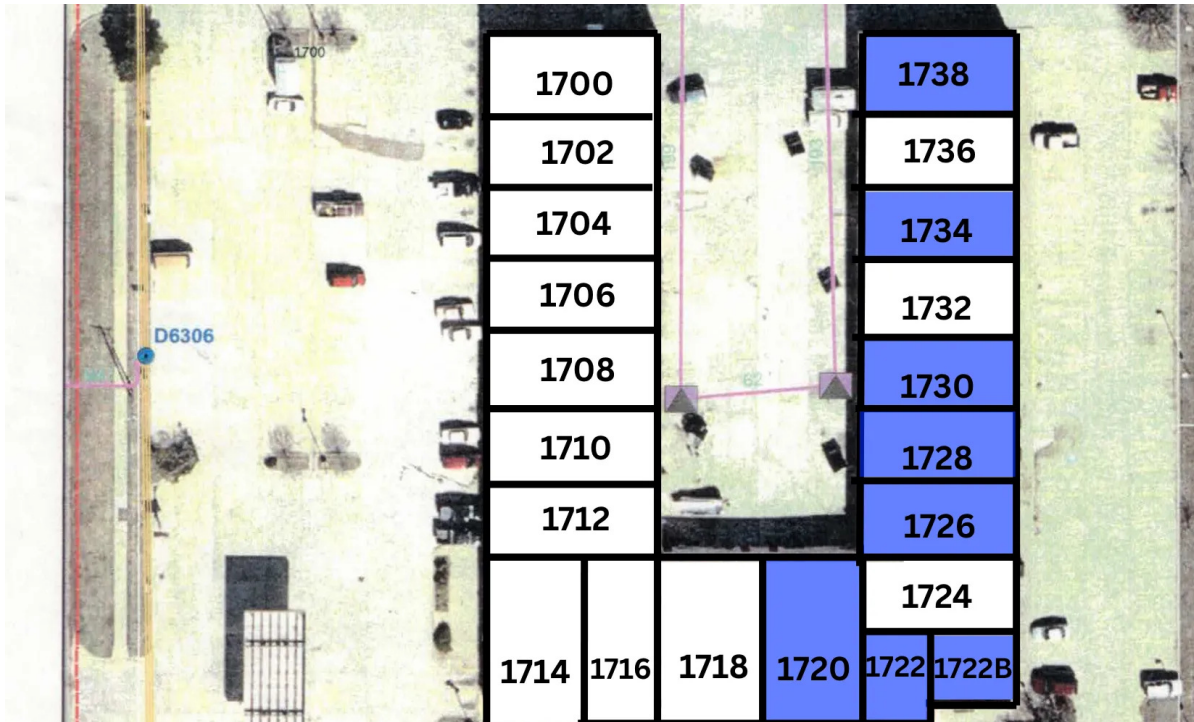
- Signalized intersection at S. Kelly Ave & 18th Street
- Retail storefront with rear flex suites and roll-up garage doors
- Covered walkway, professional street presence, and ample parking
- Rear drive-through access for deliveries and operations

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LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	900 - 5,400 SF	Lease Rate:	\$12 - \$14 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1720	Available	2,400 SF	NNN	\$13.00 - \$14.00 SF/yr	-
1722	Available	1,560 SF	NNN	\$13.00 - \$14.00 SF/yr	-
1722B	Available	900 SF	NNN	\$13.00 - \$14.00 SF/yr	-
1726	Available	1,800 - 5,400 SF	NNN	\$12.00 SF/yr	-
1728	Available	1,800 - 5,400 SF	NNN	\$12.00 SF/yr	-
1730	Available	1,800 - 5,400 SF	NNN	\$12.00 SF/yr	-
1738	Available	1,800 SF	NNN	\$12.00 SF/yr	-

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1700 S KELLY AVE | EDMOND, OK 73013



ADDITIONAL PHOTOS



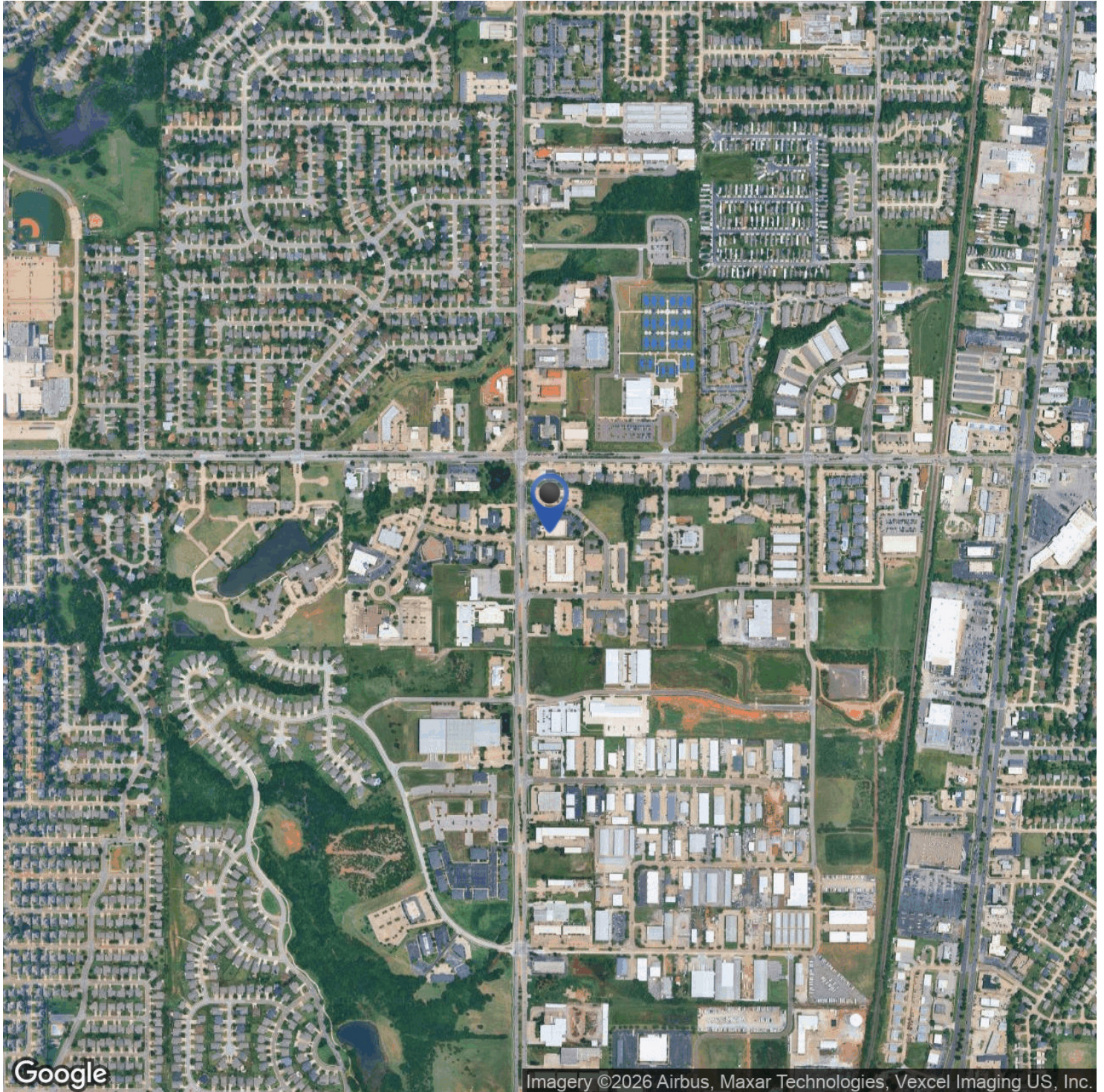
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AERIAL MAP

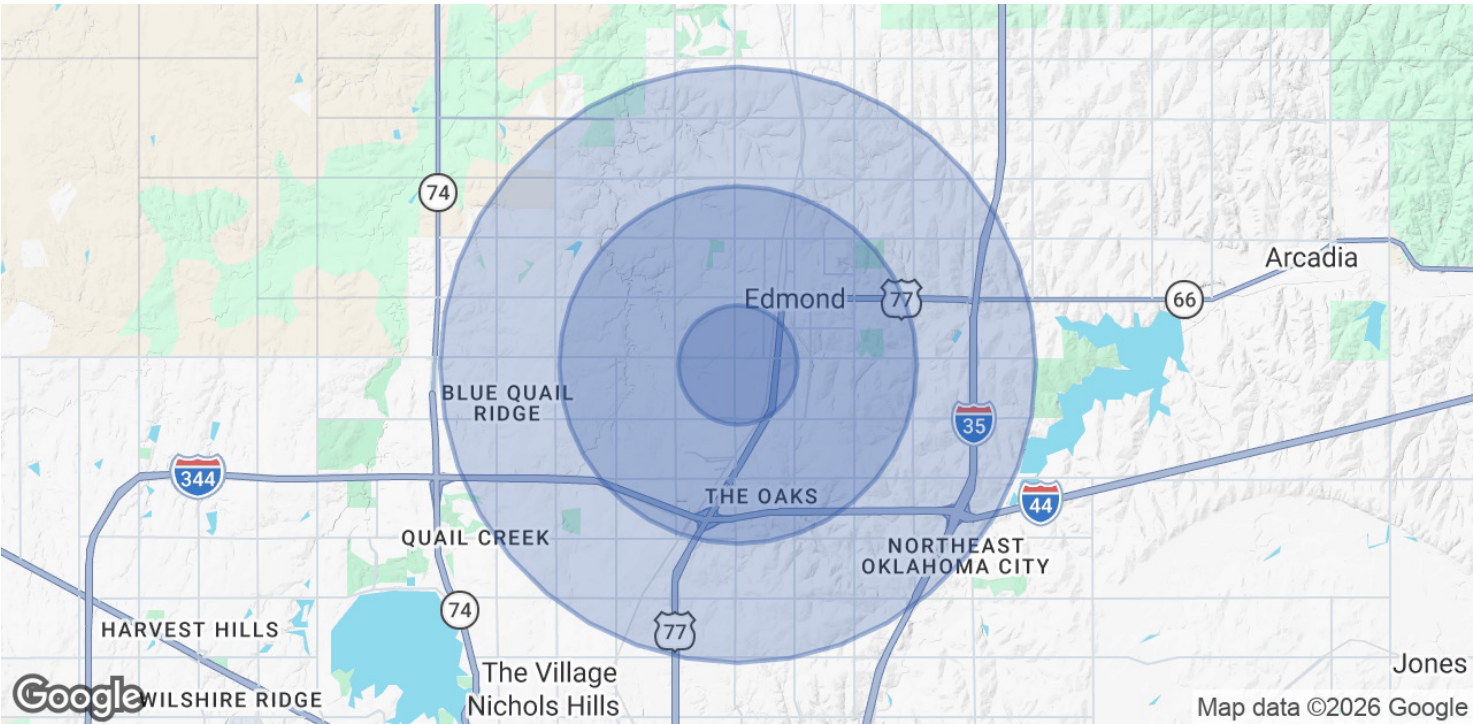


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,720	83,028	169,387
Average Age	35.7	35.9	37.1
Average Age (Male)	34.8	34.4	35.6
Average Age (Female)	37.7	38.2	39.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,850	32,369	68,531
# of Persons per HH	2.3	2.6	2.5
Average HH Income	\$85,034	\$110,701	\$116,743
Average House Value	\$226,435	\$282,274	\$324,000

2023 American Community Survey (ACS)

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