Executive Summary



Details

Lease Rate:	$10 - 12 SF/yr (NNN)
Number of Units:	42
Available SF:	900 - 5,400 SF
Lot Size:	163,651 SF
Building Size:	37,170 SF
Year Built:	1986
Zoning:	E-2

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

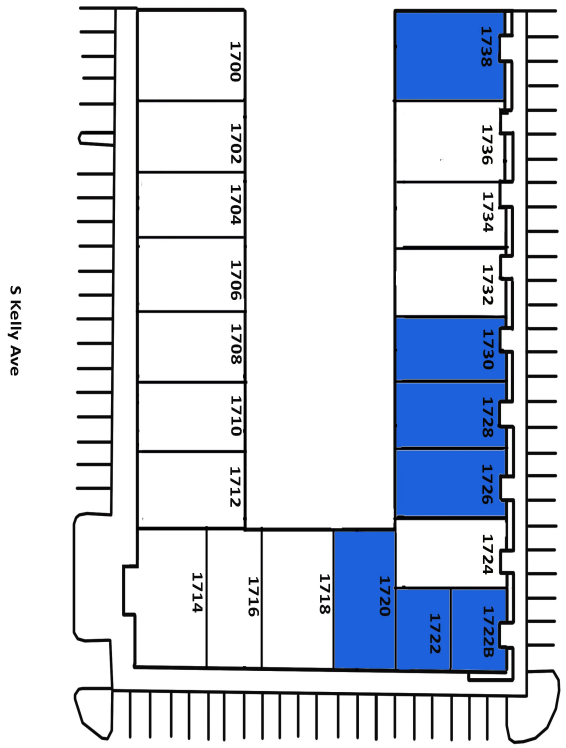
Overview

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.

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Lease Spaces



Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	900 - 5,400 SF	Lease Rate:	$10 - $12 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
1720	Available	2,400 SF	NNN	$12.00 SF/yr
1722	Available	1,560 SF	NNN	$12.00 SF/yr
1722B	Available	900 SF	NNN	$10.00 SF/yr
1726	Available	1,800 - 5,400 SF	NNN	$10.00 SF/yr
1728	Available	1,800 - 5,400 SF	NNN	$10.00 SF/yr
1730	Available	1,800 - 5,400 SF	NNN	$10.00 SF/yr
1738	Available	1,800 SF	NNN	$10.00 SF/yr

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Additional Photos





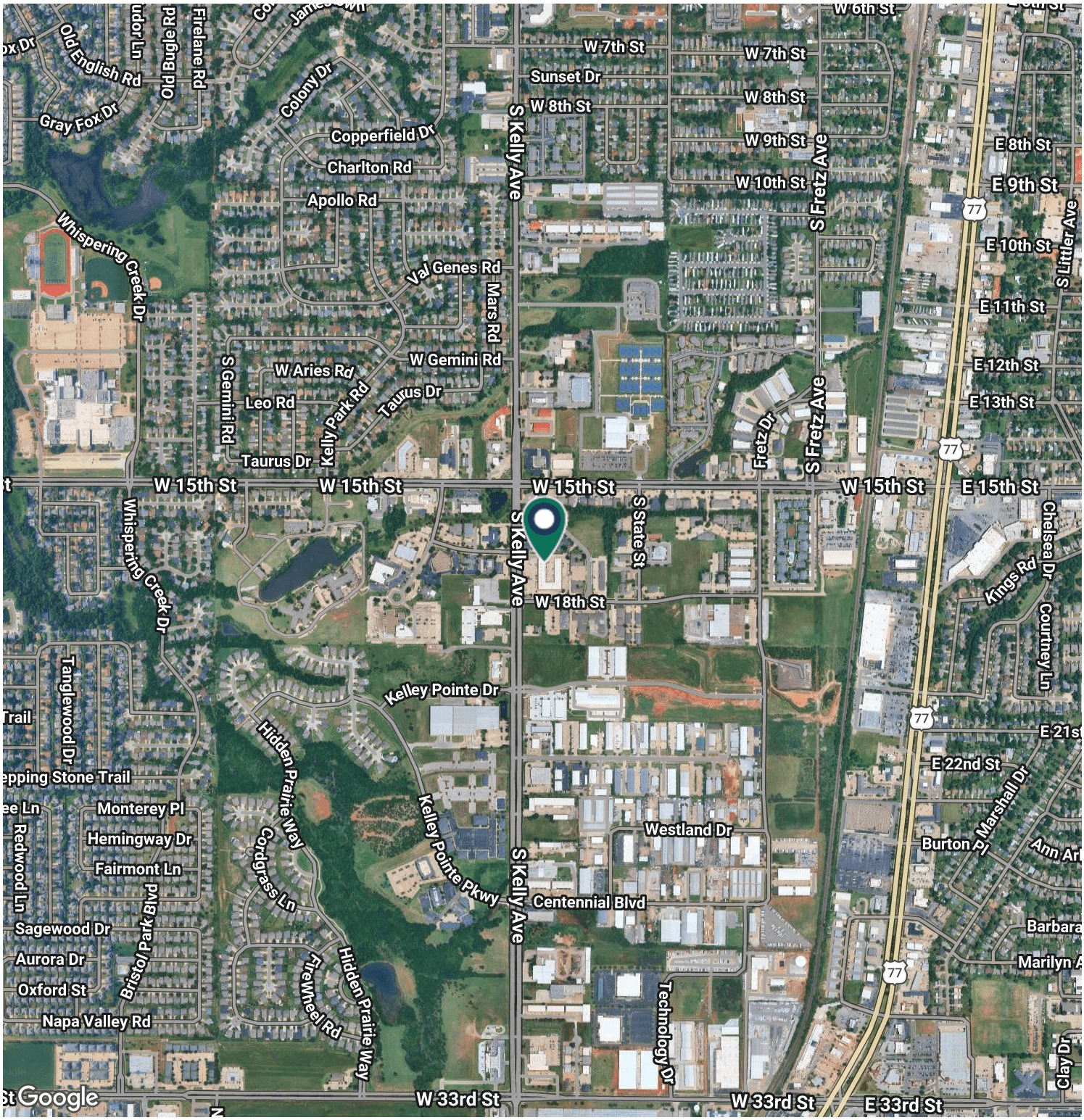




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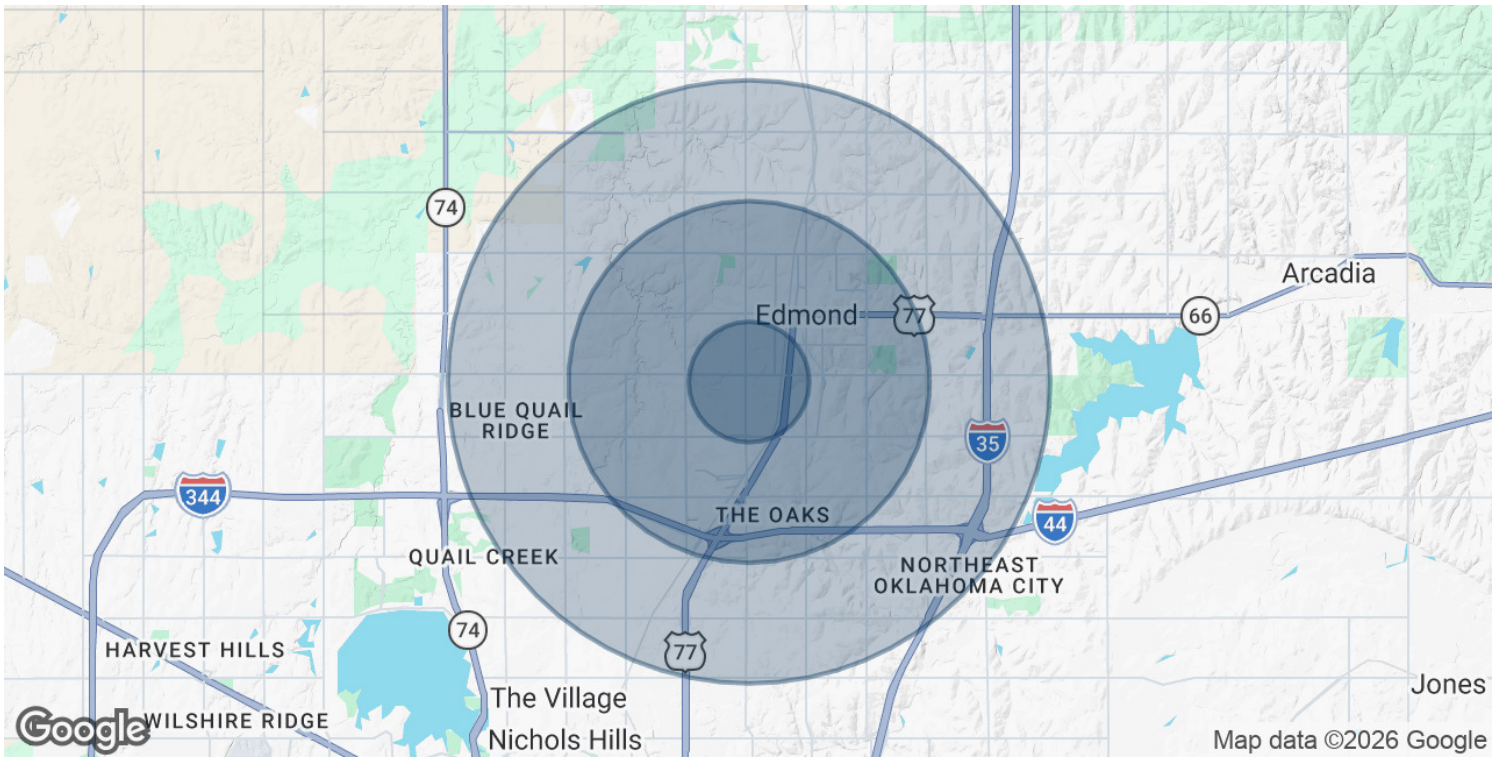
Location Map



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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) *10272026*

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