THE VERANDA

15300 N WESTERN AVE | EDMOND, OK 73013



Lease Rate: $18 SF/yr (NNN)

949.302.7142
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Executive Summary



Details

Lease Rate:	$18 SF/yr (NNN)
Number of Units:	12
Available SF:	1,500 SF
Lot Size:	461,961 SF
Building Size:	31,201 SF

Highlights

- High-traffic location
- Ample parking space
- Versatile floor plan options
- Close proximity to major roadways
- Excellent visibility
- Well-maintained landscaping
- Strong neighboring anchor tenants
- Proximity to residential communities and commercial centers

Overview

The Veranda is located in the heart of Edmond. This highly-sought-after community is known for its picturesque landscapes, great school districts, beautiful golf courses, shopping and dining. Your business will thrive in this shopping center with ample parking and that nestles up to a green belt. Just minutes from all the major highways, you couldn't ask for a better location.

Suites:

Suite 107	1,500 SF	$18.00 SF/yr NNN
Suite 109	1,500 SF	$18.00 SF/yr NNN
Suite 110	1,500 SF	$18.00 SF/yr NNN

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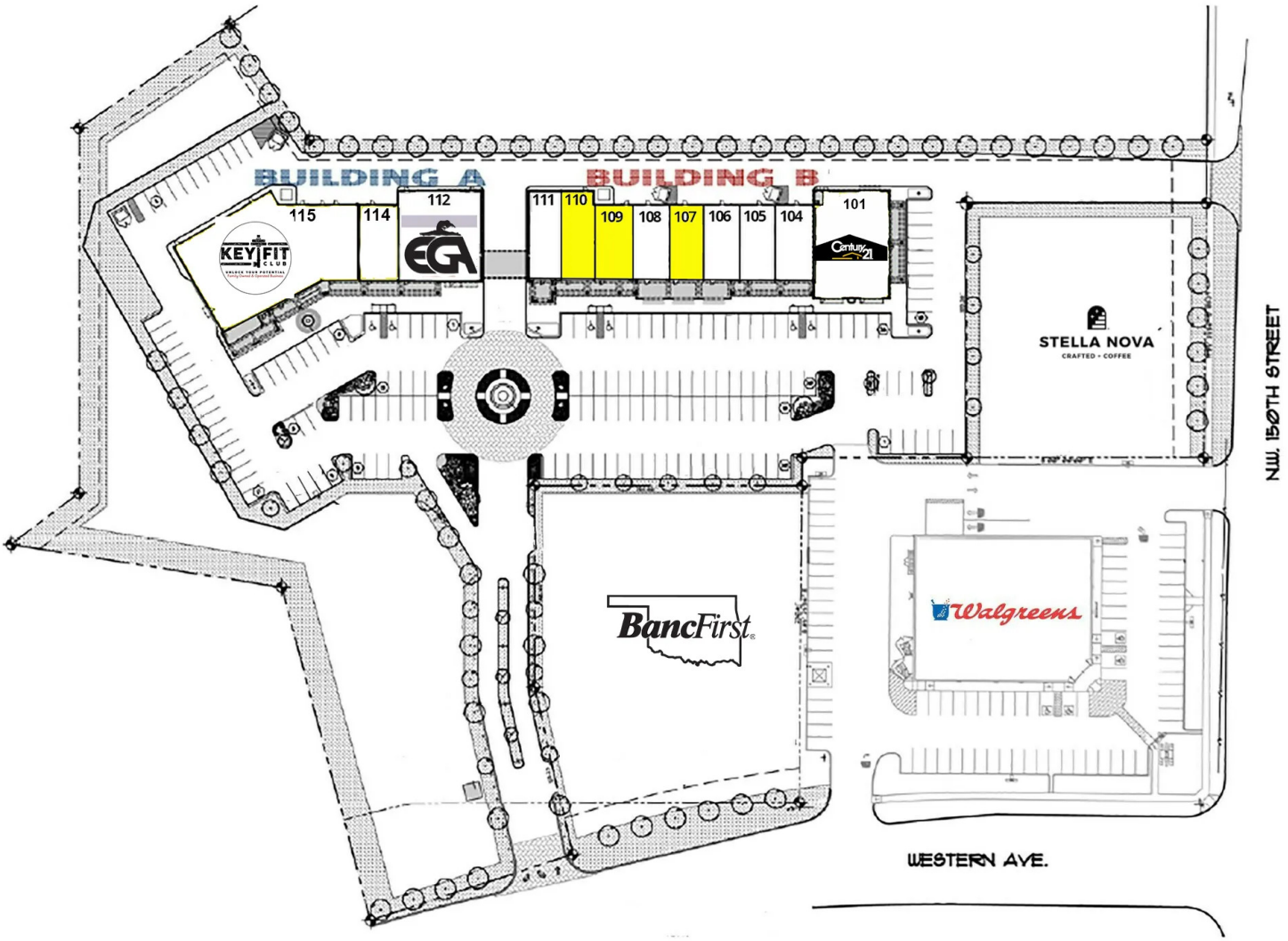
Additional Photos





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Site Plan



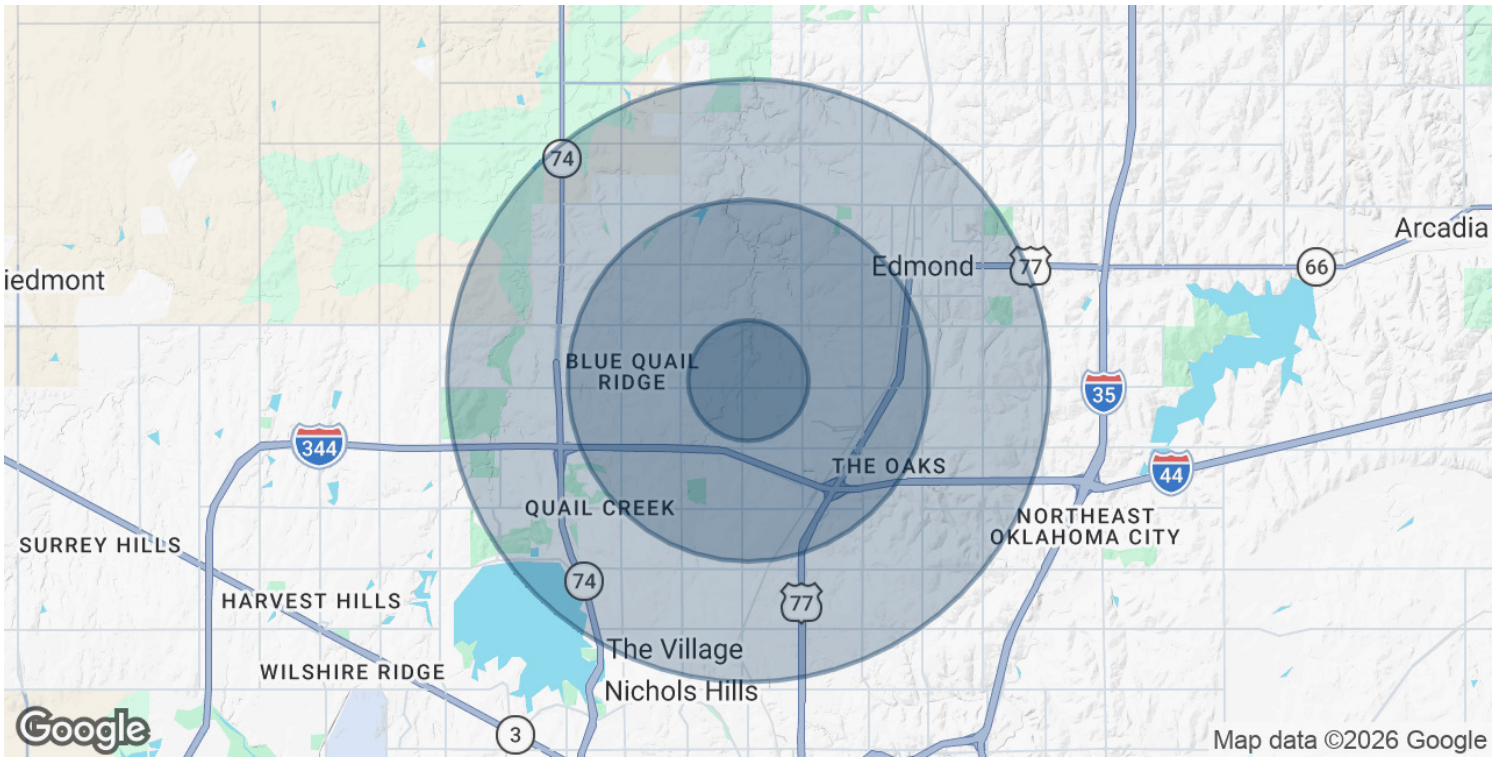
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Retailer Map



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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	8,398	82,472	187,023
Average Age	39.6	36.3	36.6
Average Age (Male)	37.9	34.8	35.4
Average Age (Female)	44.1	38.7	38.5

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,182	35,638	78,303
# of Persons per HH	2.6	2.3	2.4
Average HH Income	$167,886	$104,726	$108,873
Average House Value	$355,178	$290,495	$308,198

2023 American Community Survey (ACS) *11032026*

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