

OFFICE LOT FOR SALE



OFFERING SUMMARY

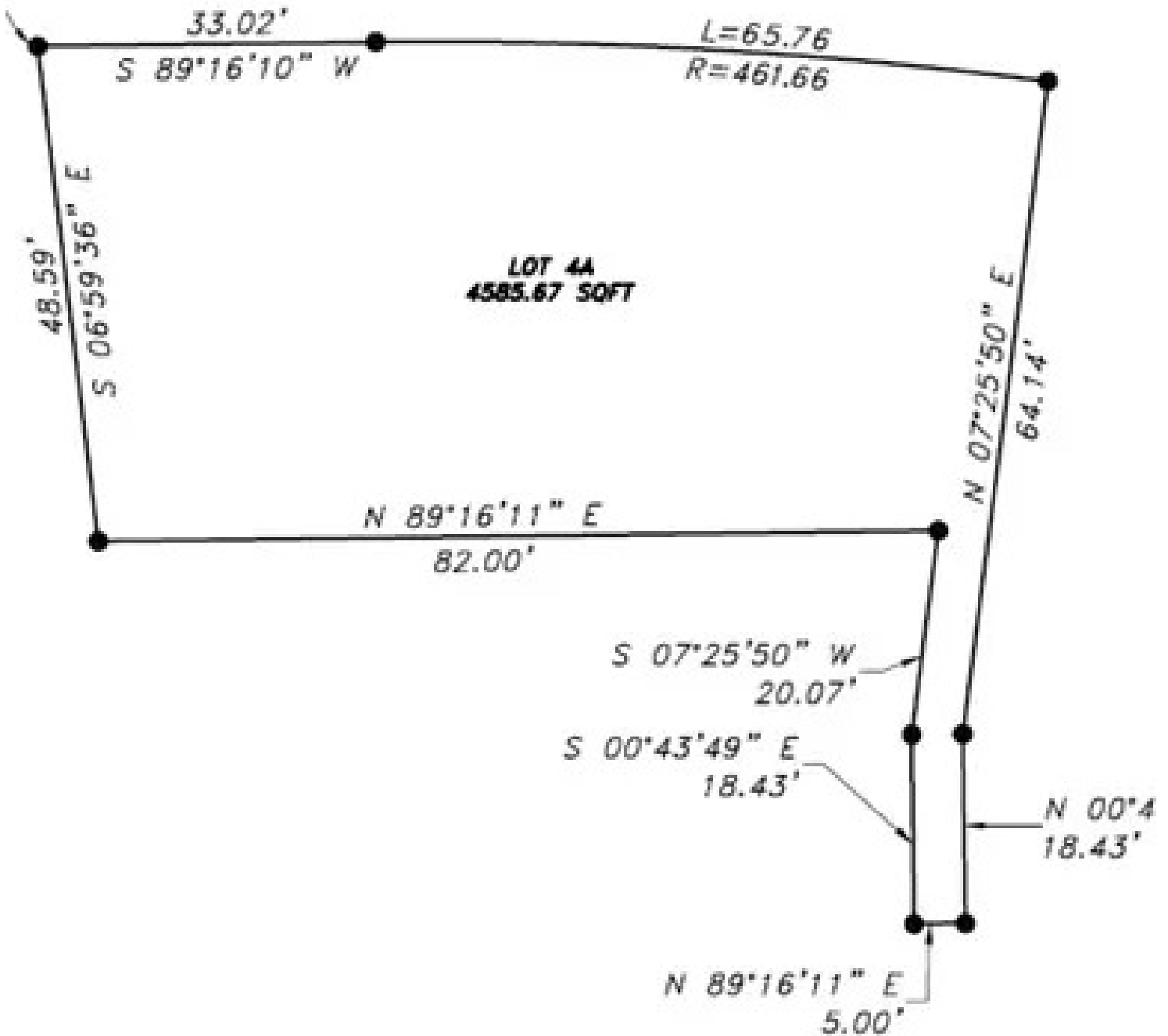
Sale Price:	\$117,500
Available SF:	4,585 SF
Lot Size:	0.01 Acres
Zoning:	Office
Market:	Edmond

PROPERTY OVERVIEW

Situated near the NE corner of N. Kelly Ave. & W. Covell Road, the area offers convenient access to a range of amenities and attractions. Nearby highlights include the University of Central Oklahoma, providing a talent pool for businesses. The location features a mix of dining, shopping, and recreational options, catering to the needs of employees and residents. With its strategic positioning and bustling community, the property presents a prime investment opportunity in Edmond's sought-after commercial district.

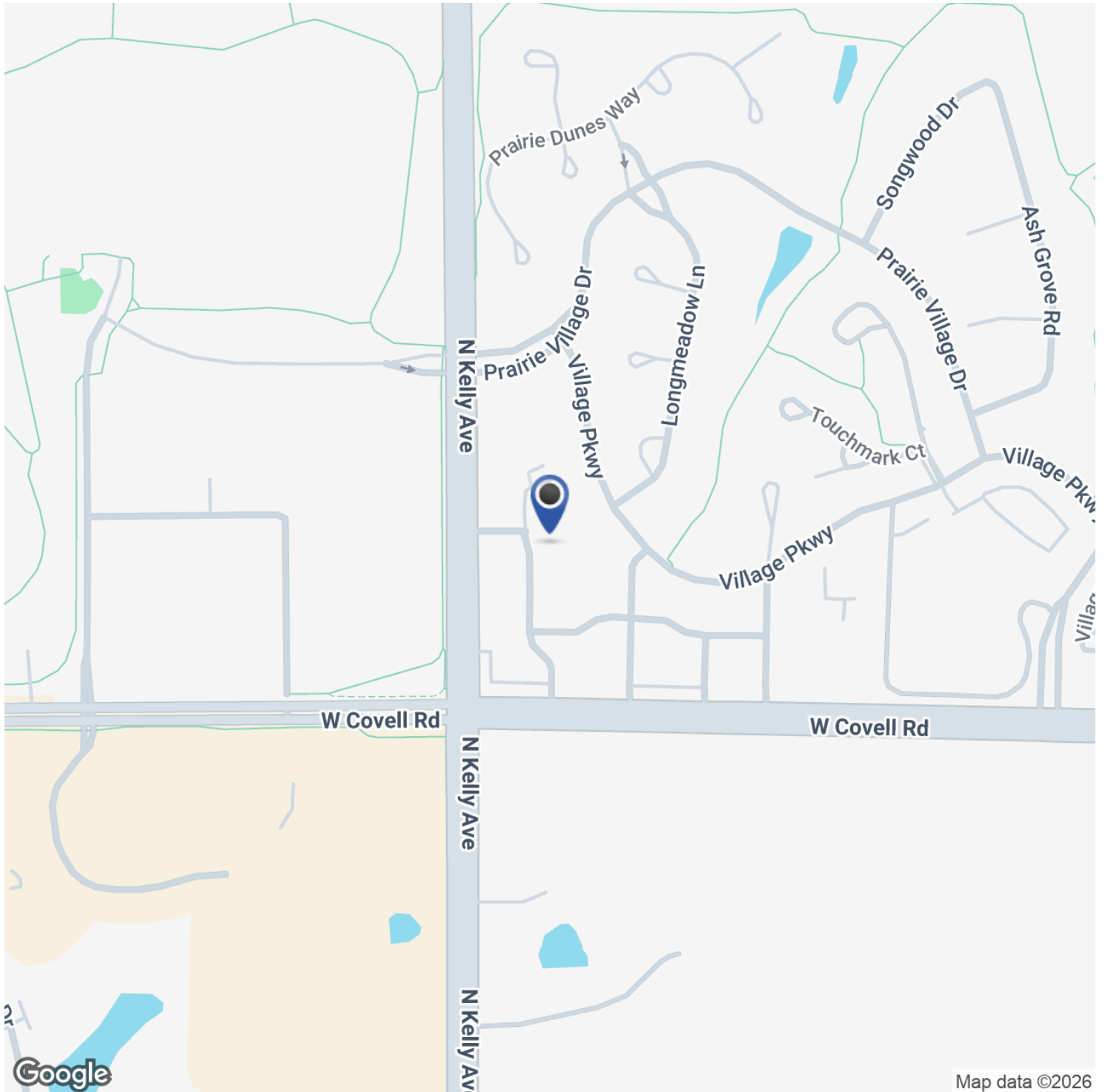
nick@creekcre.com
405.615.9904
NICK GRAY

ADDITIONAL PHOTOS



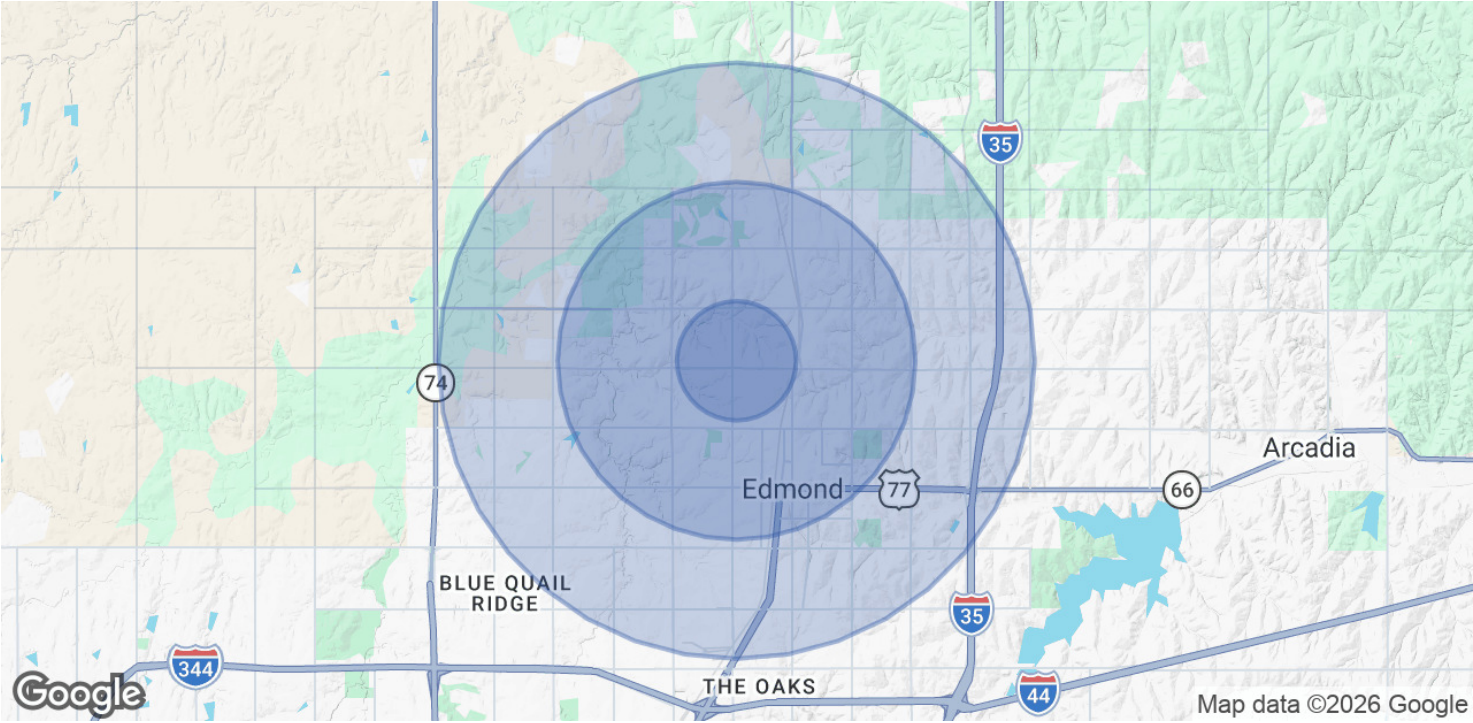
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,336	59,532	135,247
Average Age	42.7	39.3	38.2
Average Age (Male)	39.9	37.5	37.1
Average Age (Female)	44.2	40.8	39.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,657	22,917	50,968
# of Persons per HH	2.8	2.6	2.7
Average HH Income	\$126,676	\$131,269	\$137,773
Average House Value	\$342,021	\$352,481	\$351,543

2023 American Community Survey (ACS)

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