

PARK 17

17 E. 5th Street, Edmond, OK 73034



PROPERTY OVERVIEW

PARK 17 is a three story mixed use building. The 2nd and 3rd floors consist of 17 one bed/one bath apartment units. The first floor consists of 5,173 SF of retail/creative office space. There is currently 2,029SF available located next door to Nashbird Chicken facing Littler and Stephenson Park. The space is already white boxed and ready for a tenant to begin their finish out.

LOCATION OVERVIEW

Located on the NW corner of 5th and Littler. (1 block east of 5th and Broadway)

FOR MORE INFORMATION, PLEASE CONTACT:

Chris Anderson, CCIM Principal | P: 405.285.2100 X11 | canderson@grantgroupok.com
Casey Massegee, CCIM Principal | P: 405.285.2100 X10 | cmassegee@grantgroupok.com

PROPERTY SUMMARY

Available SF: 2,029 SF

Lease Rate: \$28.00 SF/yr (NNN)

Building Size: 19,500 SF

Year Built: 2020

Market: Oklahoma City

Sub Market: Edmond

Cross Streets: S. 5th and Broadway

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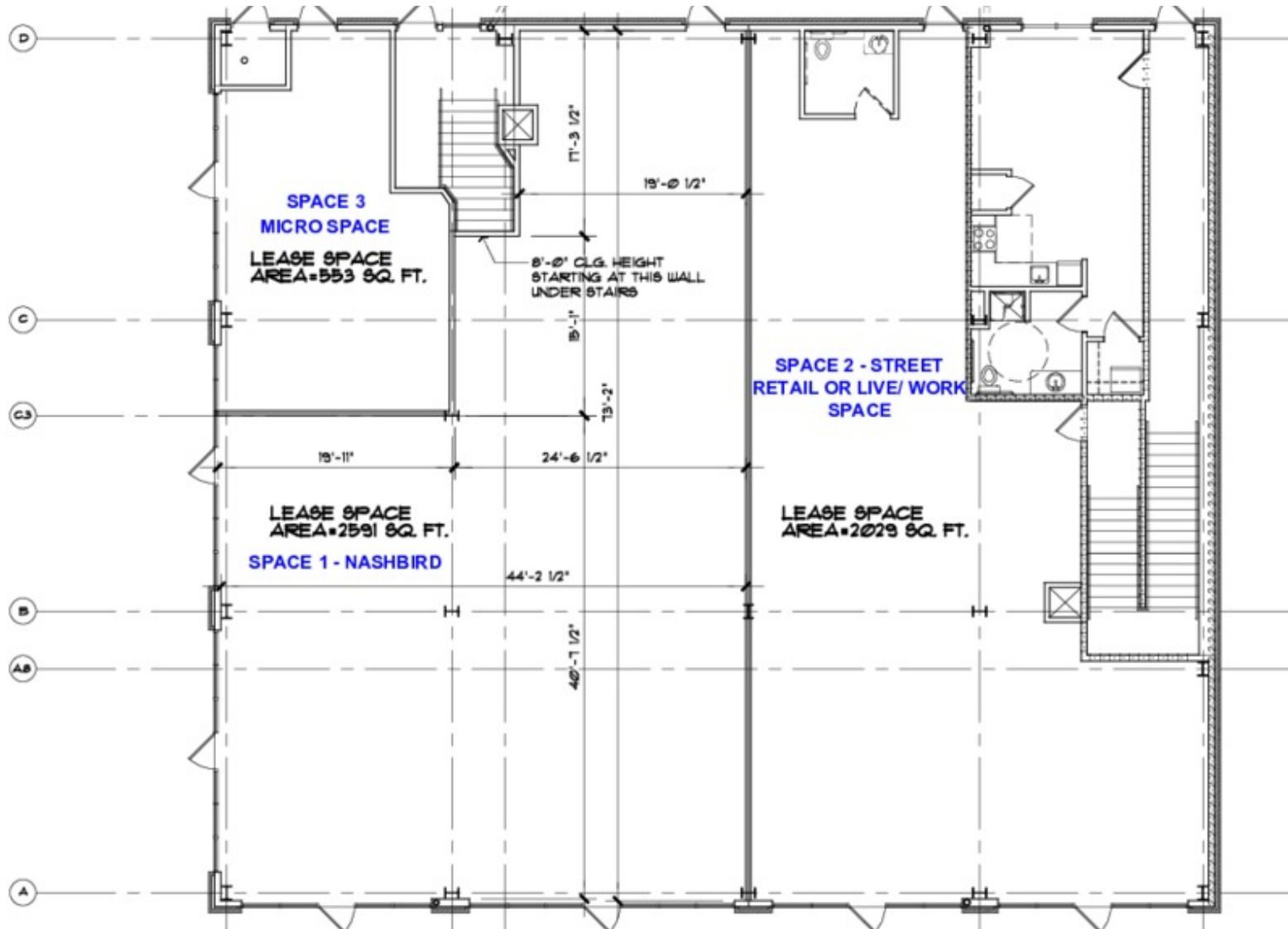
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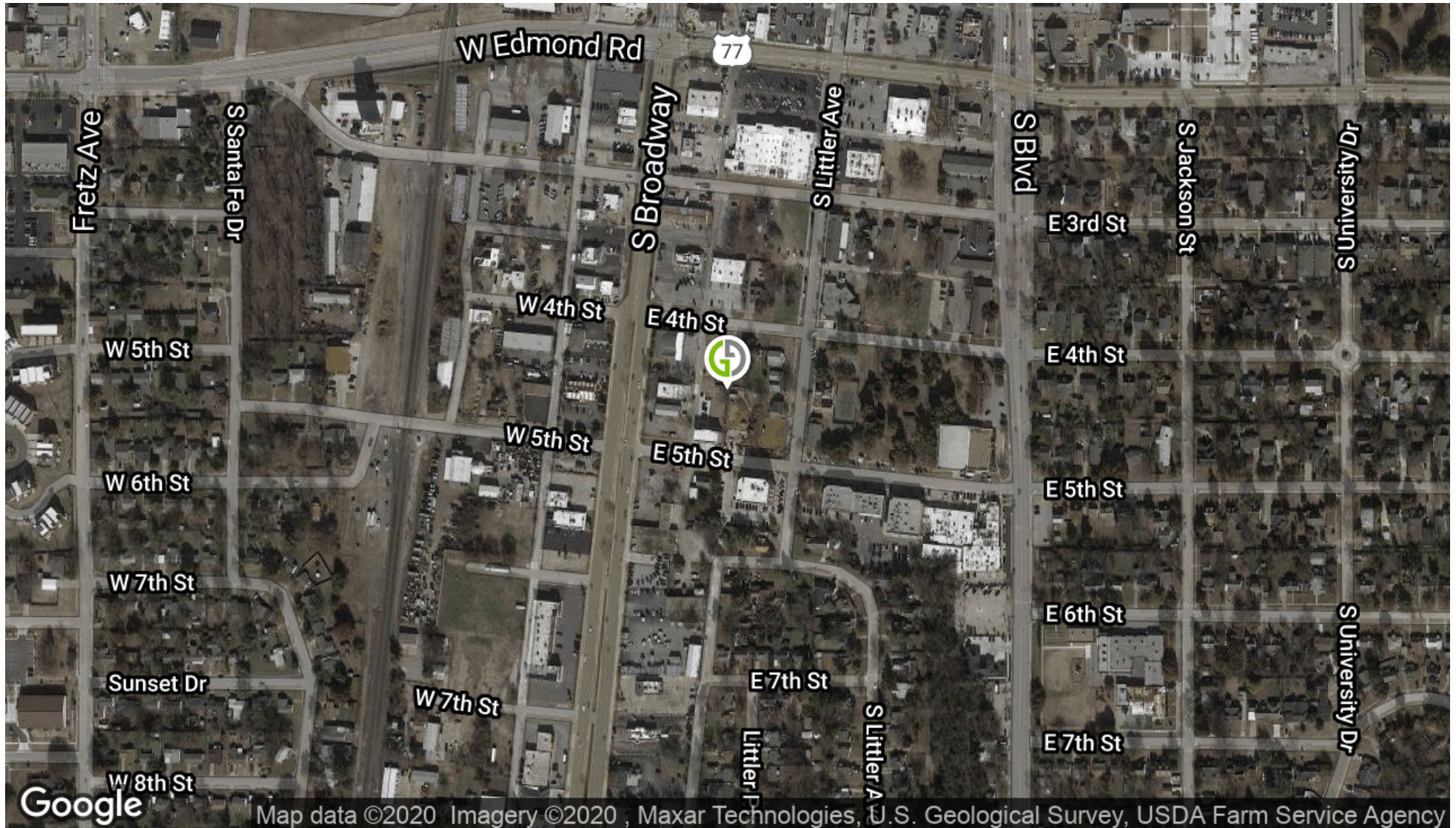
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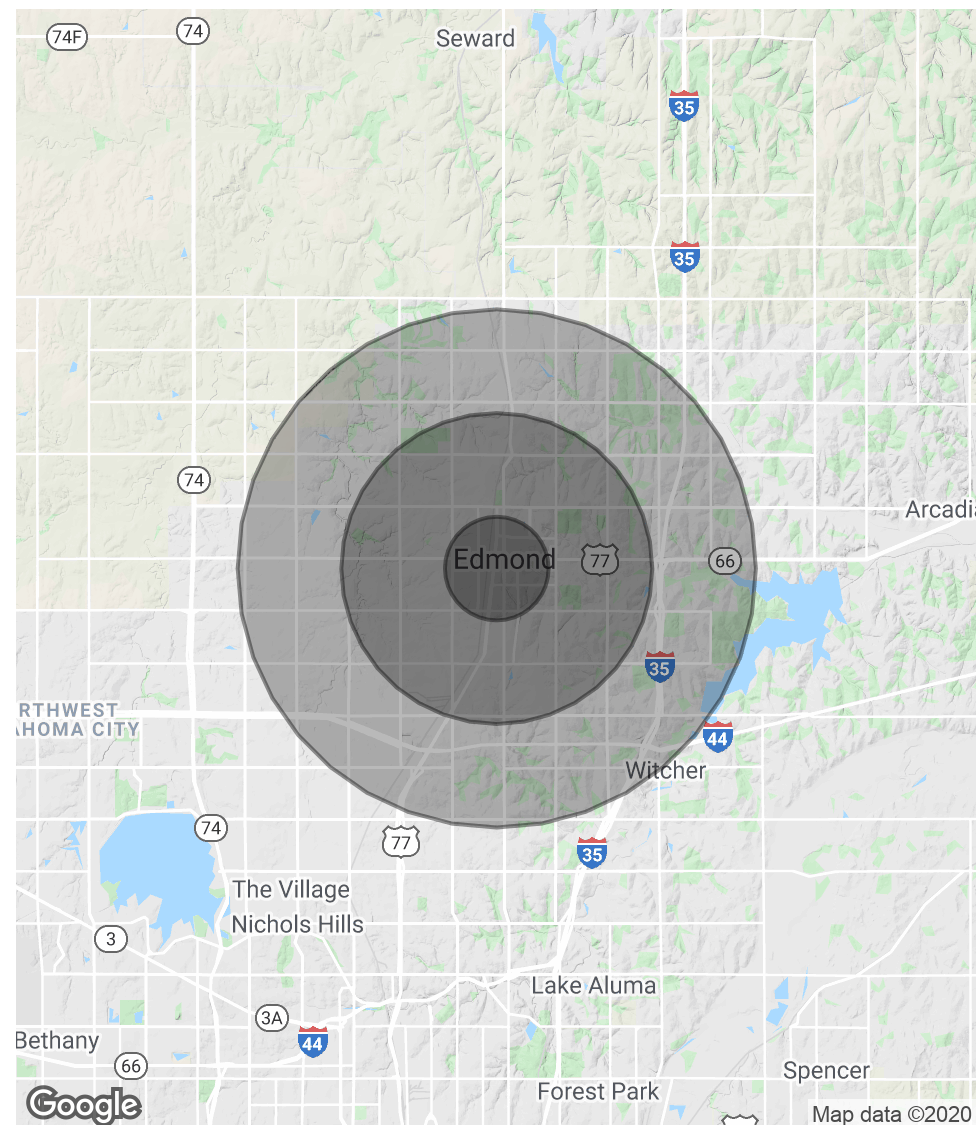
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,534	71,506	123,690
Average age	28.0	31.8	33.9
Average age (Male)	26.2	29.9	32.6
Average age (Female)	29.8	33.6	35.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,250	27,256	46,819
# of persons per HH	2.5	2.6	2.6
Average HH income	\$46,943	\$72,626	\$91,259
Average house value	\$132,316	\$178,707	\$232,541

* Demographic data derived from 2010 US Census



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CHRIS ANDERSON, CCIM

Principal

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Direct: 405.285.2100 x11 | **Cell:** 405.408.9098

PROFESSIONAL BACKGROUND

Chris Anderson is a principal and one of two managing partners of Grant Group. Chris specializes in the acquisition and disposition of income producing properties with an emphasis on vehicle related retail as well as traditional retail, multifamily, office and raw land.

Prior to forming the Grant Group, Chris was both a top performing investment advisor for another prominent commercial real estate firm in Oklahoma as well as an associate for a well known real estate investment trust (REIT) that owns and operates over 26,000 apartment units and roughly 2,000,000 SF of retail space stretching from New Jersey to Florida and throughout the central U.S. in states such as Oklahoma, Kansas and Missouri. Chris was responsible for overseeing all aspects of leasing and marketing for the firm's Oklahoma portfolio. He was also an integral part of a small group of individuals that evaluated potential acquisitions for the company.

Chris attended the University of Central Oklahoma where he studied business administration. He holds the very prestigious Certified Commercial Investment Member (CCIM) designation which approximately only 6% of the 150,000 commercial practitioners nationwide hold. He is also a member of the National Association of Realtors (NAR), Realtors Commercial Alliance (RCA) and the Commercial Real Estate Council (CREC).

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CASEY MASSEGEE, CCIM

Principal

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Direct: 405.285.2100 x10 | **Cell:** 405.410.5406

PROFESSIONAL BACKGROUND

Casey Massegee is a principal and one of two managing partners of The Grant Group, a full service commercial real estate firm located in Edmond, Oklahoma. Casey specializes in the acquisition and disposition of income producing properties such as apartment buildings, self storage facilities, and net lease investments.

Casey brings an array of additional tools to the table through his in depth and real world experience in not only brokerage and financial analysis but also property management, rehabilitation/repositioning as well as new construction.

Prior to forming The Grant Group, Casey was a top performing investment advisor for another prominent commercial real estate firm in Oklahoma. In addition to holding his broker's license, Casey has also obtained his NASD securities and insurance licenses and has obtained the prestigious Certified Commercial Investment Member (CCIM) designation. Only 6% of the estimated 150,000 commercial real estate practitioners nationwide hold the CCIM designation, which reflects not only the caliber of the program but also why it is one of the most coveted and respected designations in the commercial real estate industry.

Casey is a graduate of the University of Oklahoma with a BA in Marketing. He is a member of the National Association of Realtors (NAR), Realtors Commercial Alliance (RCA), the Commercial Real Estate Council (CREC) and the Certified Commercial Investment Member network (CCIM).

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