

# PRIME RETAIL SPACE

132 E. 5th Street, Edmond, OK 73034



FOR MORE INFORMATION, PLEASE CONTACT:

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Grant Group

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## PROPERTY SUMMARY

**Available SF:** 2,125 - 3,113 SF

**Lease Rate:** \$16.00 SF/yr (NNN)

**Lot Size:** 0.42 Acres

**Building Size:** 14,250 SF

**Year Built:** 2009

**Cross Streets:** On 5th Street between Broadway & Boulevard



## PROPERTY HIGHLIGHTS

- GREAT LOCATION IN EDMONDS ENTERTAINMENT DISTRICT
- HIGH PERFORMING RESTAURANT AREA
- CLASS "A" BUILDING
- 2,125 SF AS IS (25'x85') - CAN EXPAND TO 3,113 SF
- OTHER TENANTS INCLUDE: HIDEAWAY PIZZA, CAFE 501, BOULEVARD STEAKHOUSE, SKINNY SLIMS & PARKWAY CLEANERS

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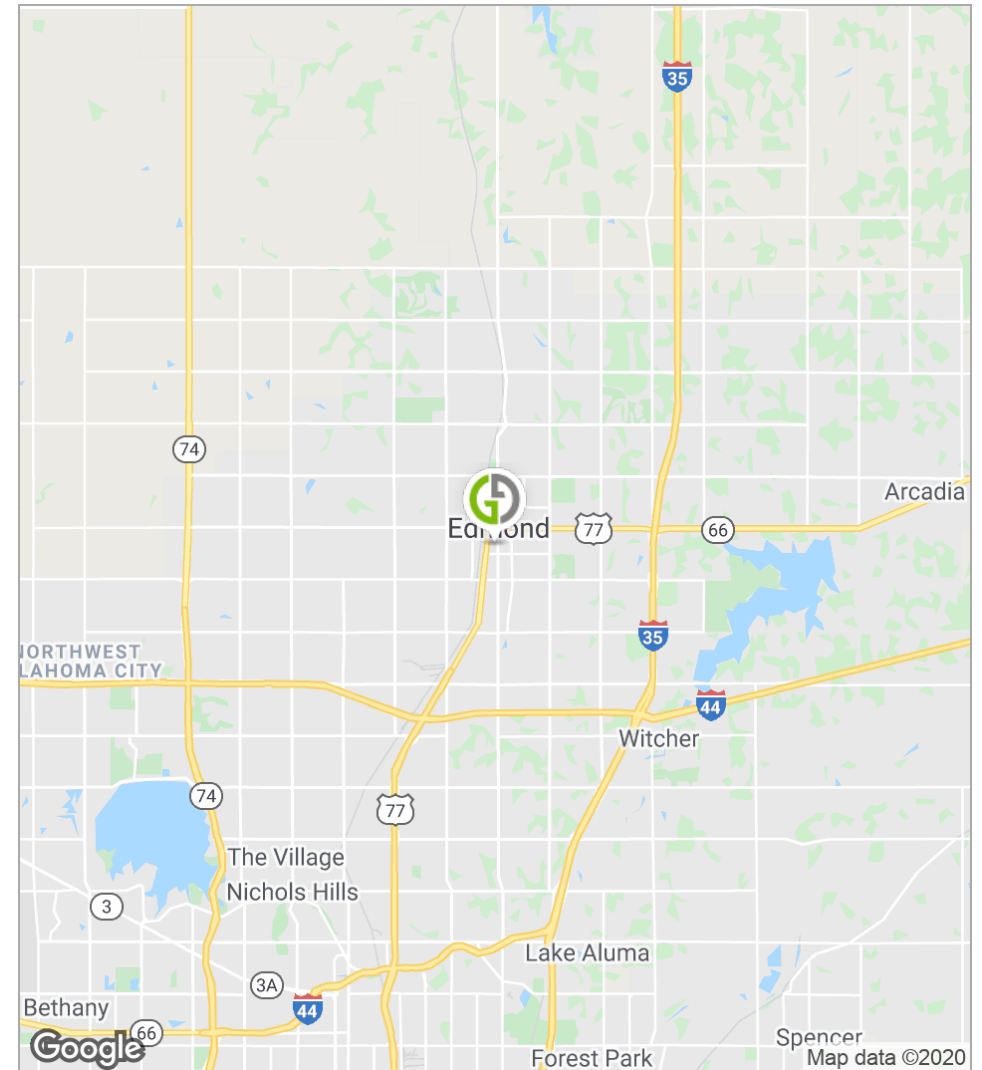
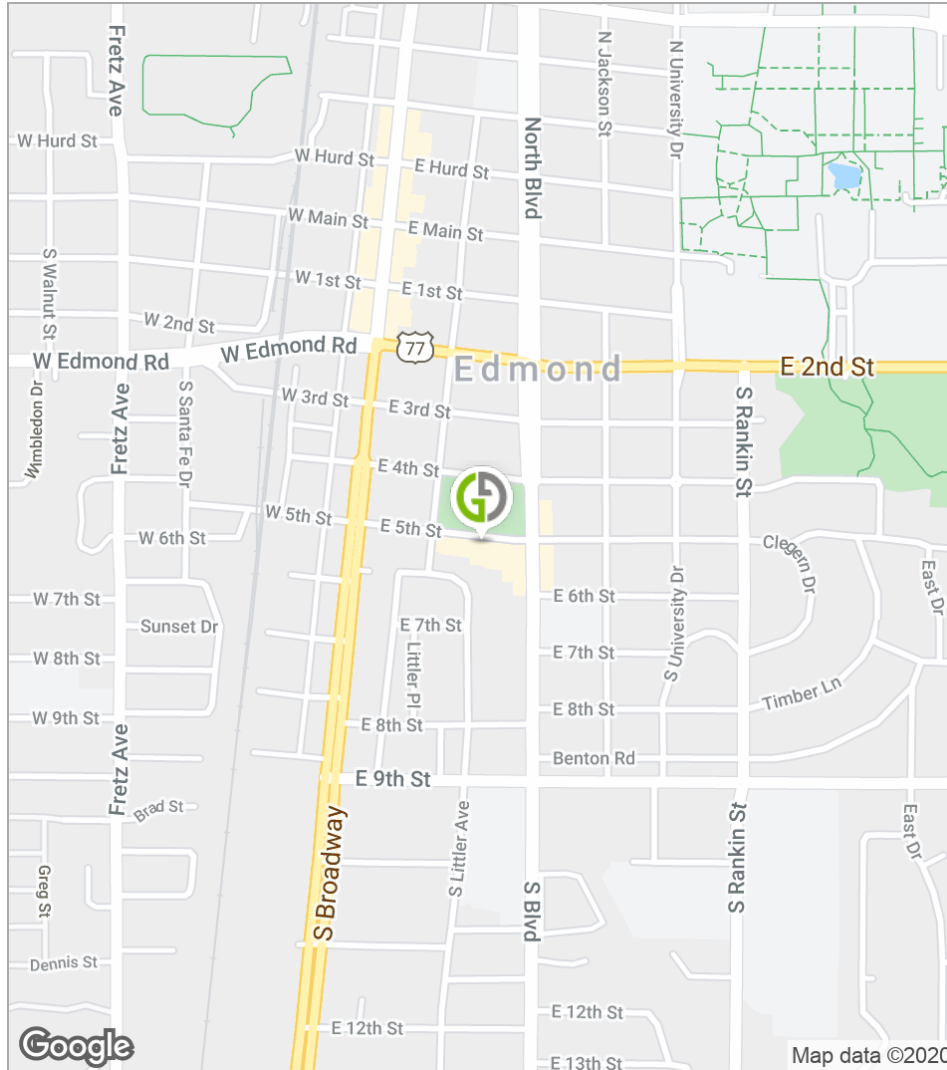
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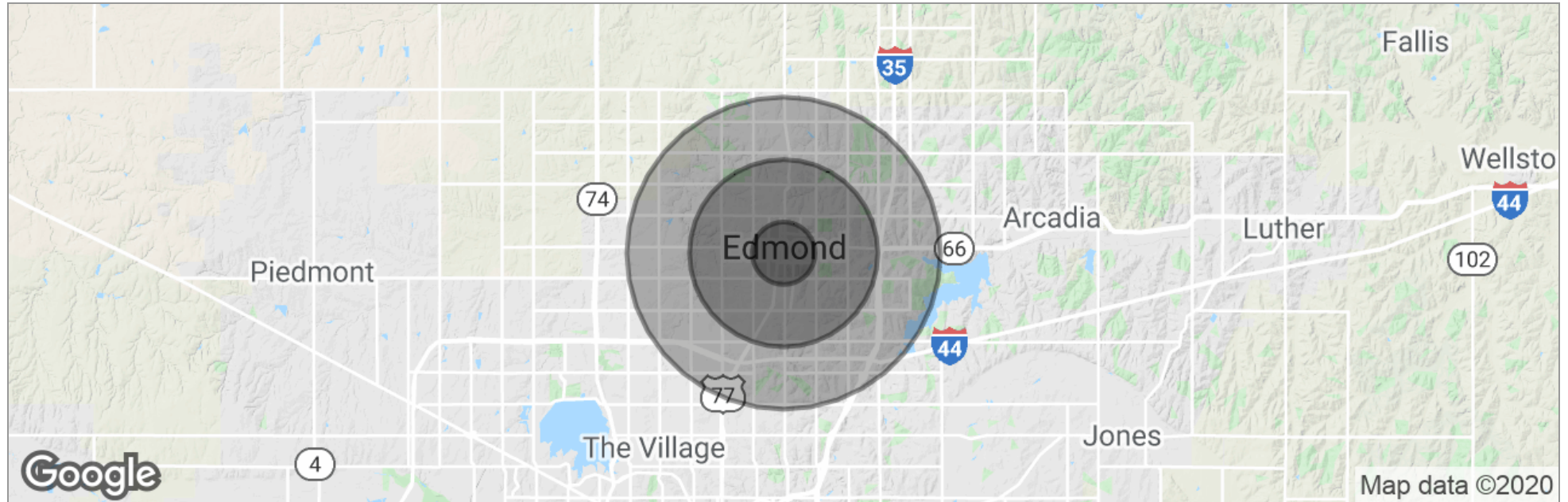
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	1 Mile	3 Miles	5 Miles
Total Population	10,259	71,481	123,490
Population Density	3,266	2,528	1,572
Median Age	28.0	31.8	33.9
Median Age (Male)	26.4	29.8	32.5
Median Age (Female)	29.7	33.7	35.1
Total Households	4,115	27,329	46,758
# of Persons Per HH	2.5	2.6	2.6
Average HH Income	\$47,914	\$72,531	\$90,983
Average House Value	\$131,065	\$178,307	\$231,303

*\* Demographic data derived from 2010 US Census*

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## CHRIS ANDERSON, CCIM

### Principal



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### 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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