

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Available SF: 1,450 - 1,450 SF

Lease Rate: \$14.00 SF/yr (NNN)

Lot Size: 1.34 Acres

Year Built: 2017

Building Size: 11,700 SF

Market: Oklahoma City Metro

Submarket: Edmond

### PROPERTY OVERVIEW

Well positioned strip center with great street visibility  
Pad Site available for Ground Lease or Build To Suit

### PROPERTY HIGHLIGHTS

- High Traffic
- Great Visibility
- Pad Site
- Regional Draw
- Strong Demographics

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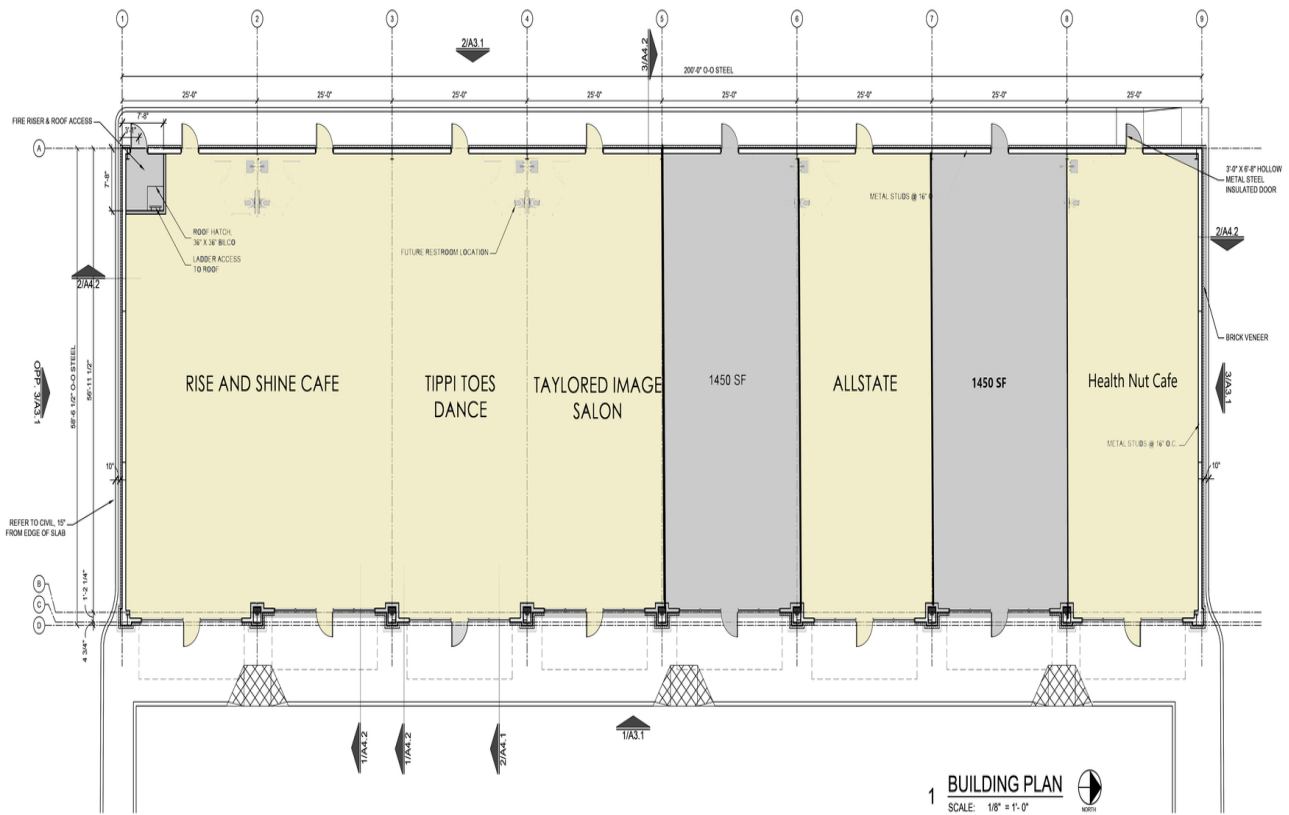
## ADDITIONAL PHOTOS



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# FLOOR PLANS



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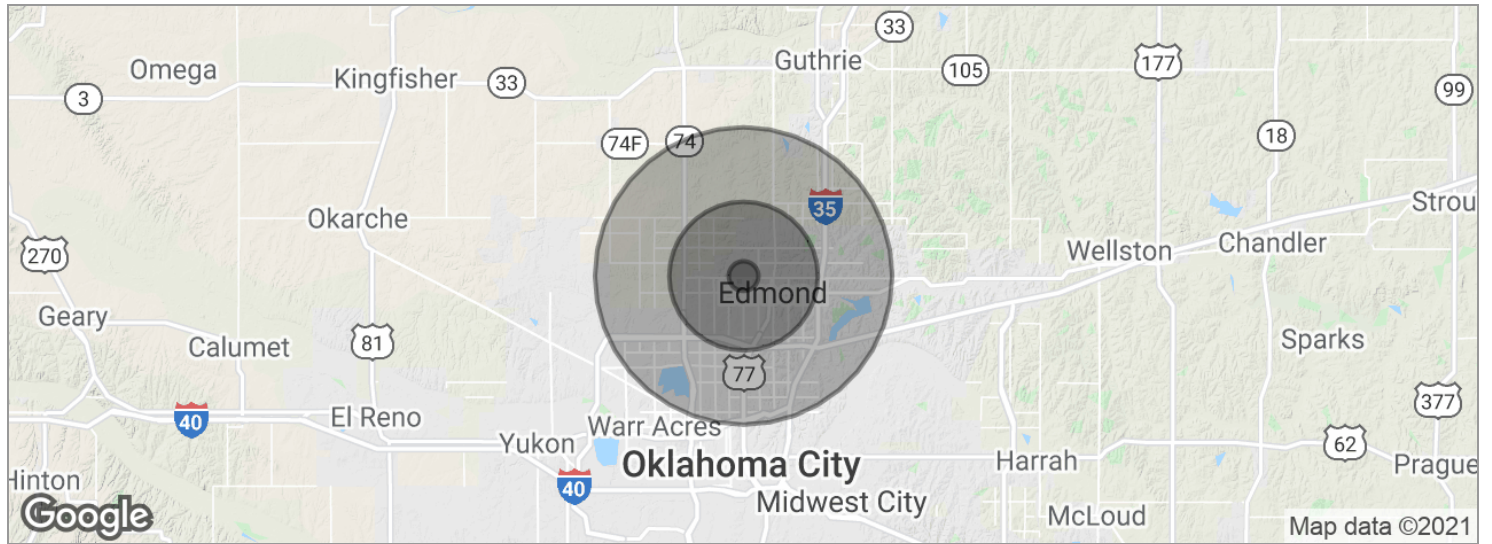
## LOCATION MAPS



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## DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
Total population	7,094	116,919	267,687
Median age	34.4	33.4	36.1
Median age (Male)	34.0	32.3	34.4
Median age (Female)	34.7	34.3	37.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,626	44,465	107,412
# of persons per HH	2.7	2.6	2.5
Average HH income	\$81,256	\$90,518	\$89,462
Average house value	\$177,795	\$228,245	\$232,382

\* Demographic data derived from 2010 US Census

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## RETAILER MAP



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## AERIAL MAP



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