

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Available SF:	1,197 - 4,088 SF
Lease Rate:	\$22.00 - 26.00 SF/yr (NNN)
Lot Size:	4.5 Acres
Year Built:	2019
Building Size:	27,493 SF
Zoning:	E-3
Market:	Edmond

### PROPERTY OVERVIEW

New neighborhood shopping center in south Edmond with great visibility. Perfect location for high-end services, retail and restaurants.

### PROPERTY HIGHLIGHTS

- Great Visibility
- High Quality Construction
- High Demographic Area
- Busy Intersection
- Flexible Space Sizes

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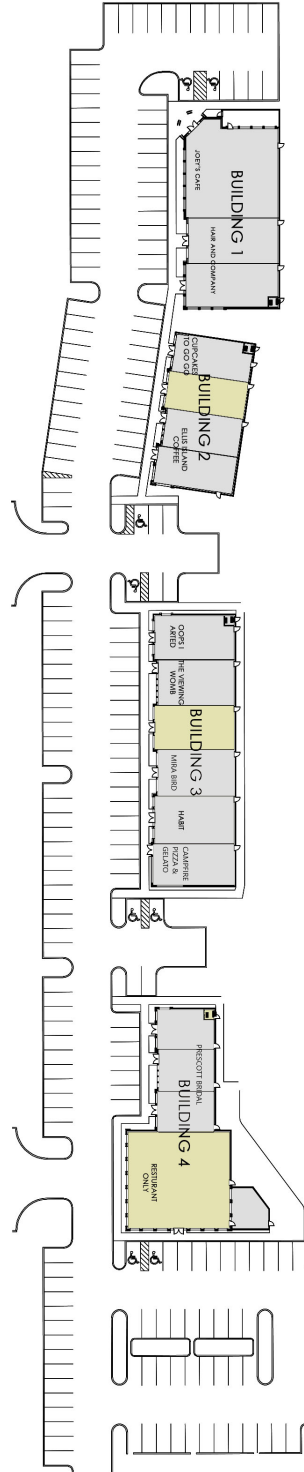
## ADDITIONAL PHOTOS



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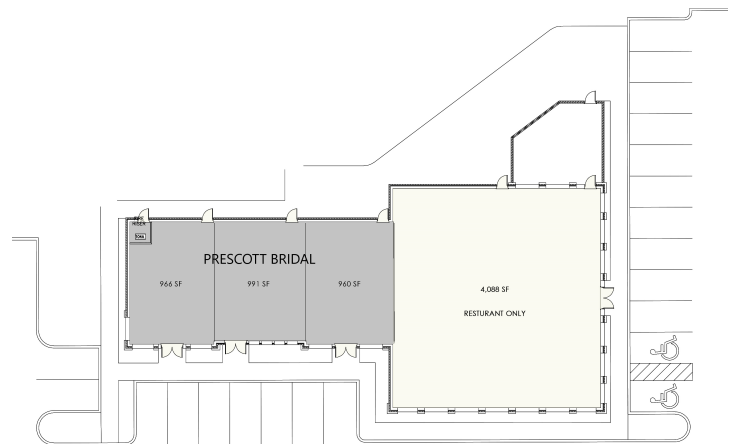
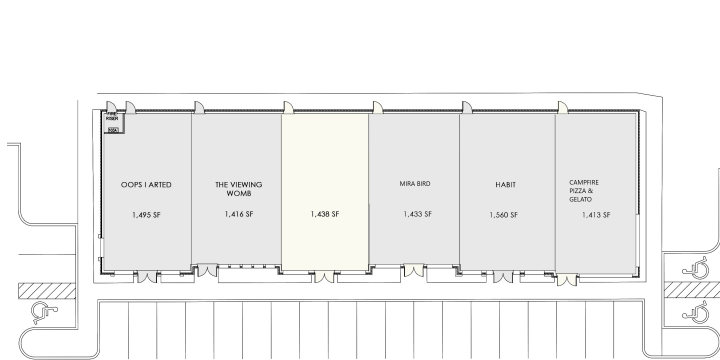
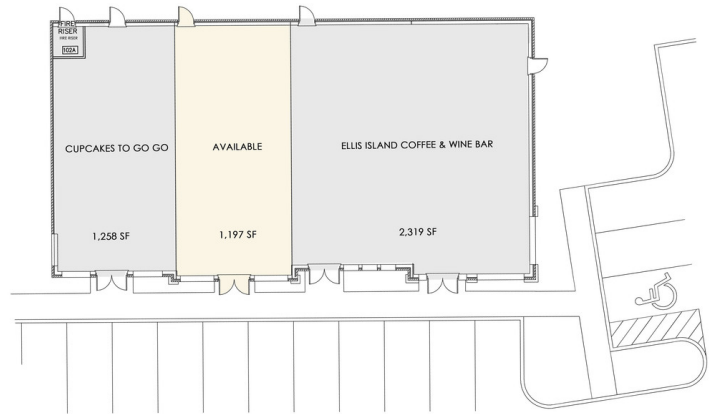
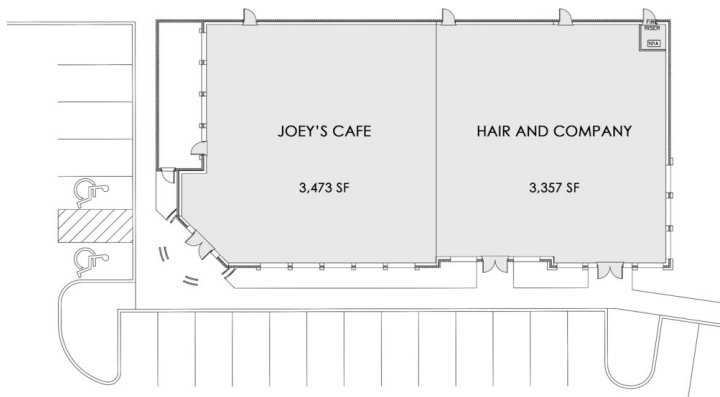
## SITE PLAN



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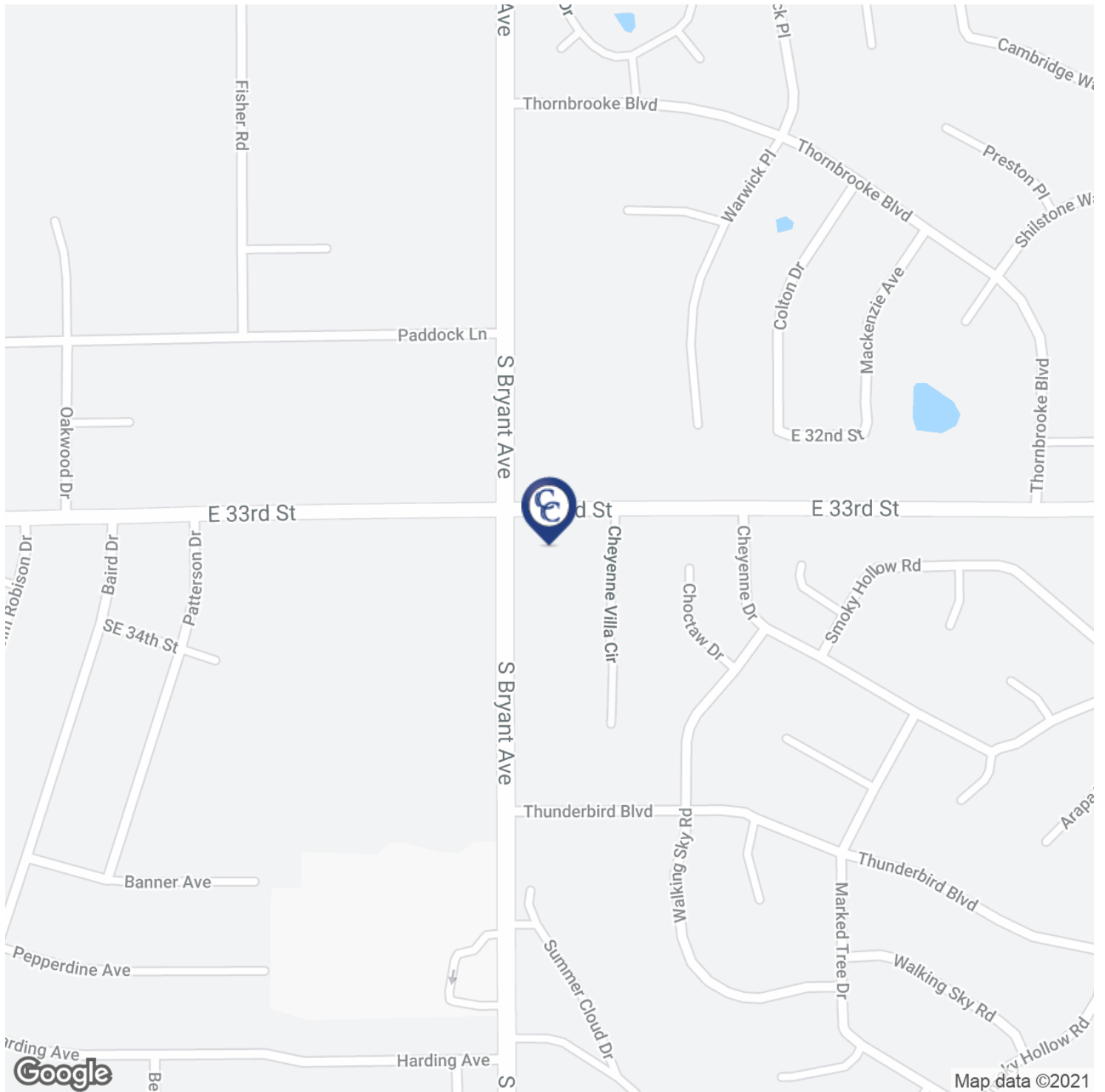
## FLOOR PLANS



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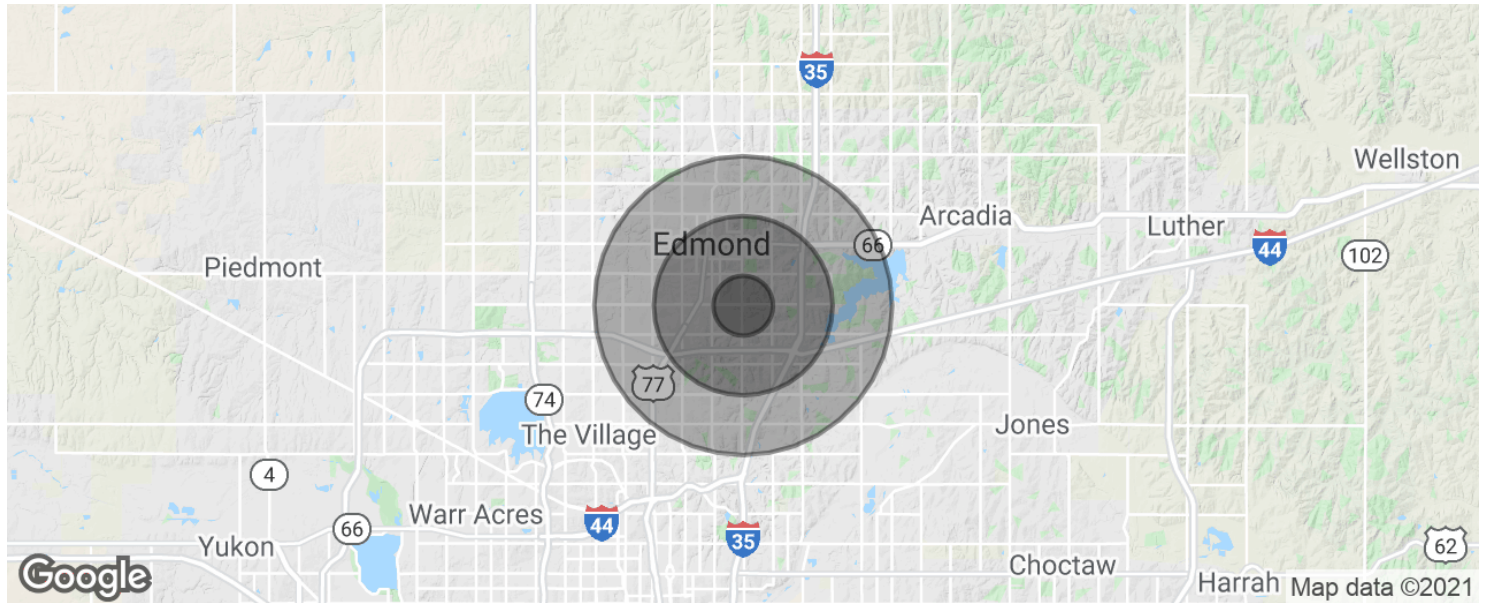
## LOCATION MAPS



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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,717	53,217	103,666
Median age	34.1	31.9	33.6
Median age (Male)	32.0	30.0	31.9
Median age (Female)	36.0	33.6	35.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,734	20,346	39,442
# of persons per HH	2.8	2.6	2.6
Average HH income	\$86,899	\$77,608	\$85,053
Average house value	\$146,721	\$193,371	\$220,468

\* Demographic data derived from 2010 US Census

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