

PLAINS

Commercial Real Estate

WATERLOO PLAZA

SWQ Waterloo Rd & Coltrane Rd, Edmond, OK 73034



WATERLOO PLAZA

Construction completion: October 2026

COLE SMITH // (405) 245-4469 // COLE.SMITH@PLAINSCRE.COM

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The information contained herein is deemed reliable; however, no warranties, guarantees or representations are made as to the accuracy thereof. The presentation of this information is submitted subject to change in conditions, price, corrections, errors, omissions, and/or withdrawal without notice.

LOCATION:

SWQ Waterloo Rd & Coltrane Rd
Edmond, OK 73034

PROPERTY HIGHLIGHTS:

- Contiguous: 1,300 - 8,775 SF
- Delivery Condition: White-Box
- Two end-cap drive thrus
- Estimated Completion Date: October 2026
- GLA: 11,700 SF

LEASE RATE:

\$24.00/SF/YR

NNN: Est. 5.00/SF/YR

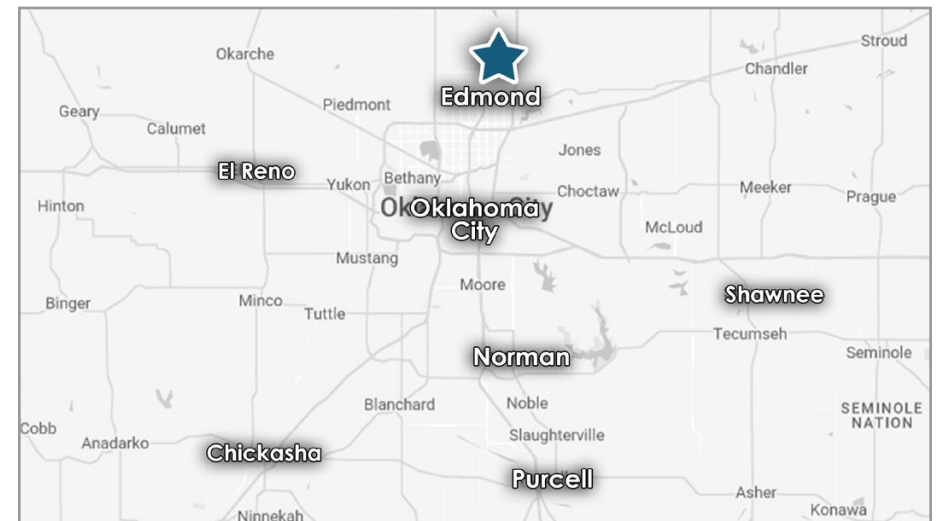
TRAFFIC COUNTS:

Waterloo Rd: 7,900 VPD ('23)

Coltrane Rd: 2,200 VPD ('23)

DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
2024 Population	2,000	21,765	65,793
Daytime Population	1,622	15,408	49,102
Avg. HH Income	\$130,508	\$188,951	\$160,832



Attractions:



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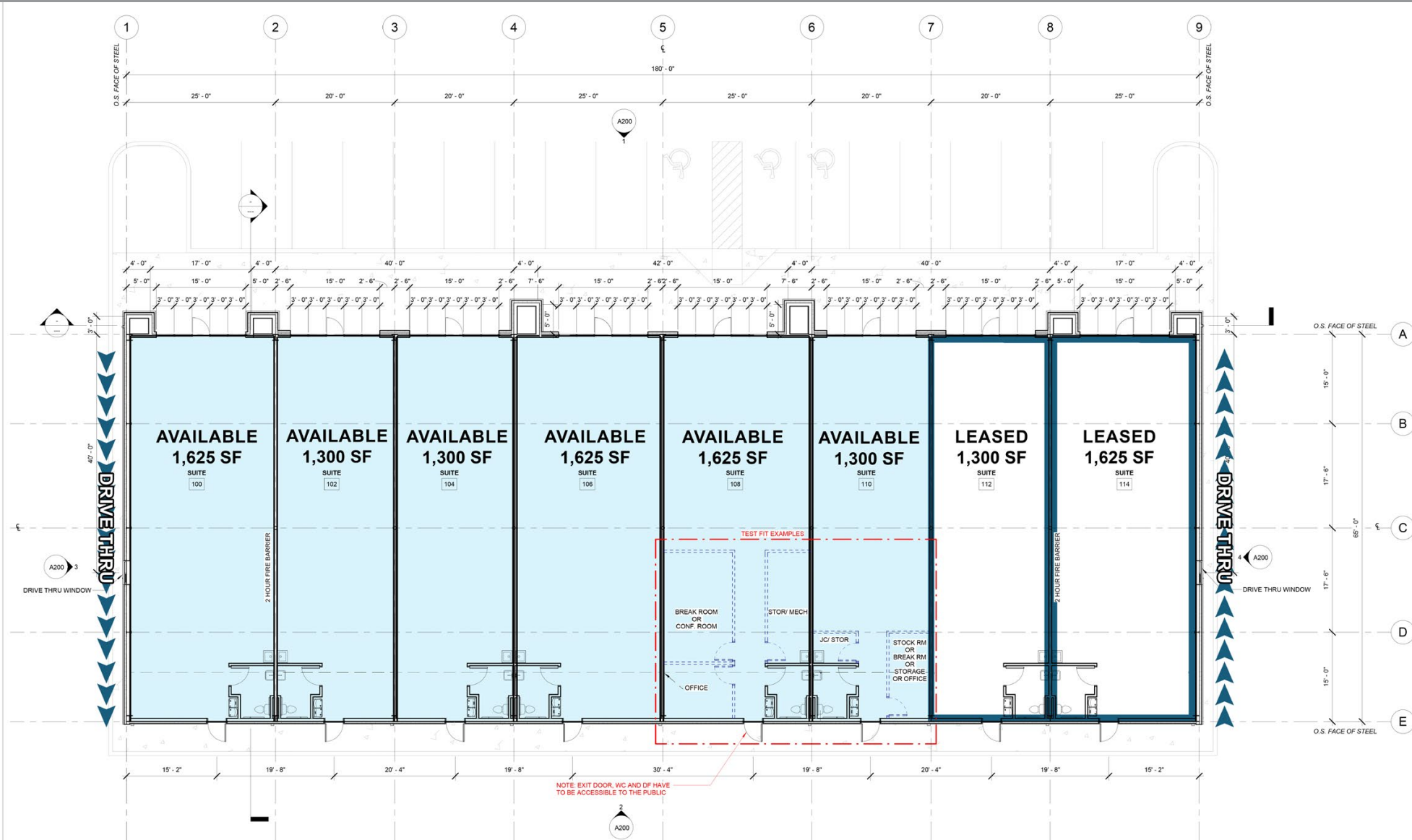


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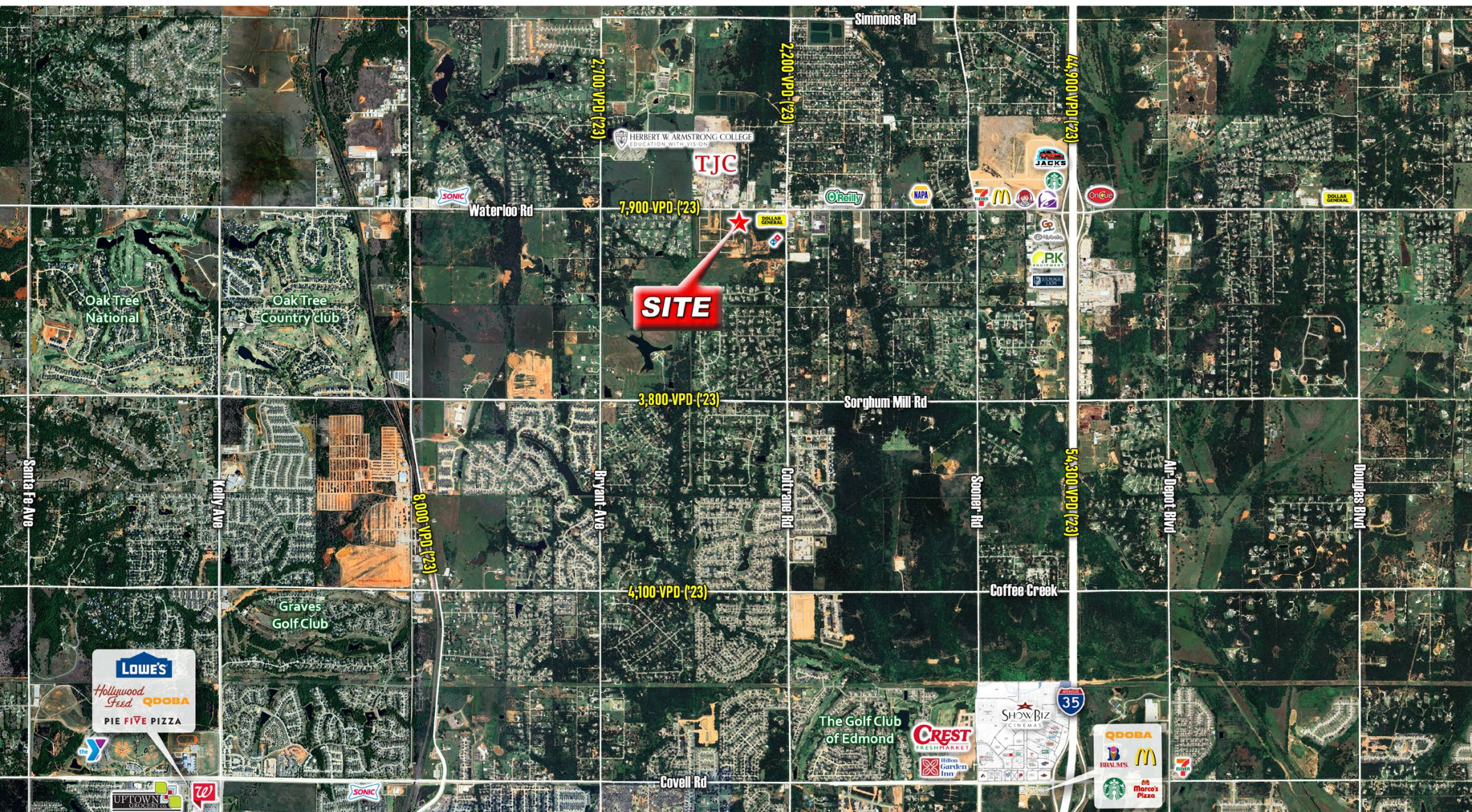
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