

FOR LEASE



2,100 - 4,200sf
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900 W EDMOND
ROAD

900 W EDMOND RD, EDMOND, OK 73003



BANTA
Property Group

BANTA PROPERTY GROUP, LLC

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OFFERING SUMMARY

Lease Rate:	\$18 SF/yr (NNN)
Building Size:	4,200 SF
Available SF:	4,200 SF
Lot Size:	42,453 SF
Number of Units:	2
Year Built:	2024
Zoning:	D-1
Submarket:	Edmond
Traffic Count:	21,000

PROPERTY OVERVIEW

Prime opportunity to lease a brand-new \pm 2,100-4,200 SF commercial space along high-traffic W Edmond Road, one of Edmond's key east-west corridors. This highly visible location offers excellent exposure to daily commuters and is surrounded by established neighborhoods, retail, and service users.

The space features modern construction, an ADA-compliant restroom, and flexible open floorplan suitable for retail, office, medical, or service-oriented businesses. With strong traffic counts and prominent street frontage, the site provides outstanding visibility and accessibility for customers.

PROPERTY HIGHLIGHTS

- \pm 4,200 SF of new construction
- ADA-compliant restroom
- Excellent visibility and signage potential
- High traffic counts along W Edmond Rd
- Flexible layout ideal for a variety of uses
- Convenient access
- Lots of foot traffic!

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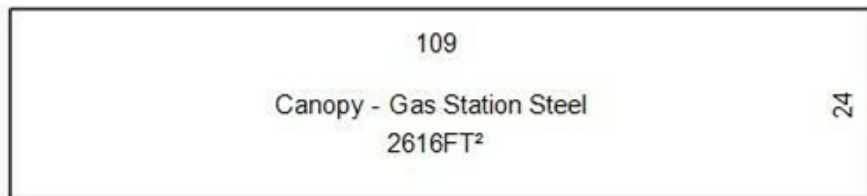
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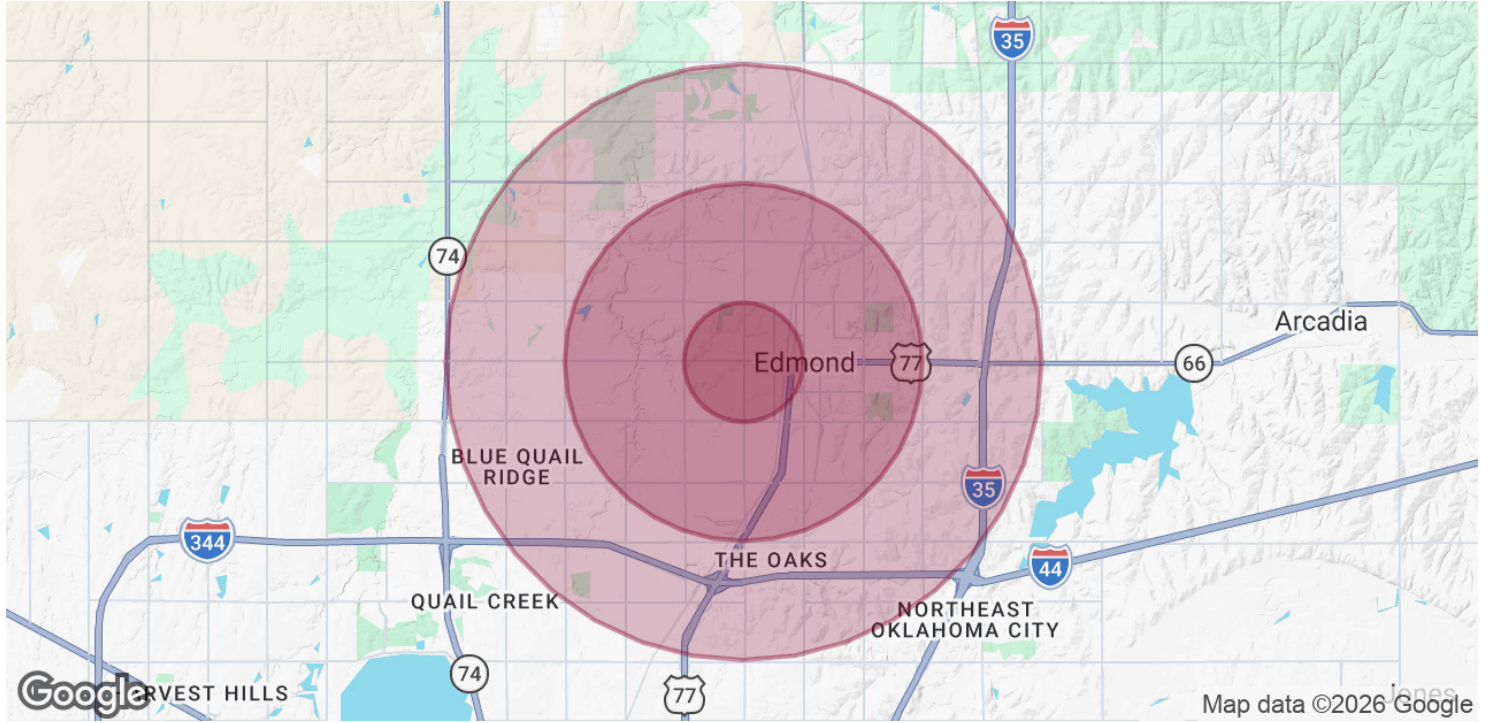
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,875	86,952	165,900
Average Age	37	38	38
Average Age (Male)	35	37	37
Average Age (Female)	39	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,104	34,174	63,951
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$82,743	\$114,561	\$129,150
Average House Value	\$200,157	\$312,608	\$358,138

2020 American Community Survey (ACS)

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