



Location:

SWQ Waterloo Rd & Coltrane Rd, Edmond, OK 73034

Property Highlights:

- Delivery Condition: White-Box
- Two end-cap drive thrus
- Estimated Completion Date: April 2026
- GLA: 11,700 SF

Available:

Contiguous: 1,300 - 5,850 SF

Base Rate:

\$24.00/SF/YR

NNN: Est. 5.00/SF/YR

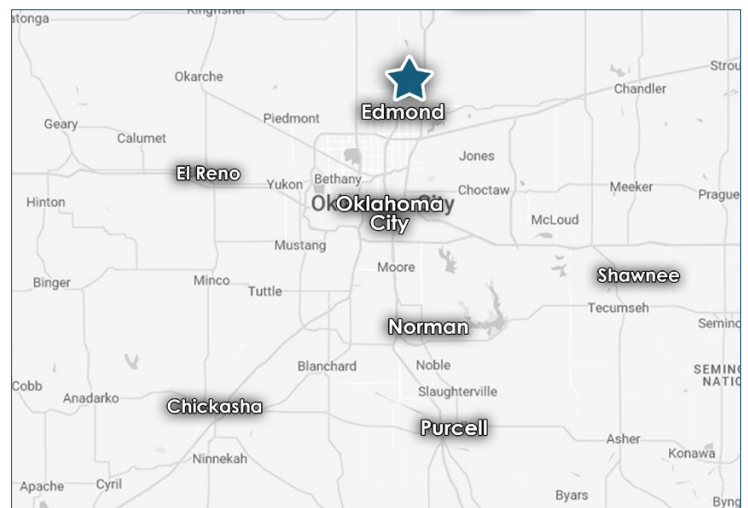
Traffic Counts:

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



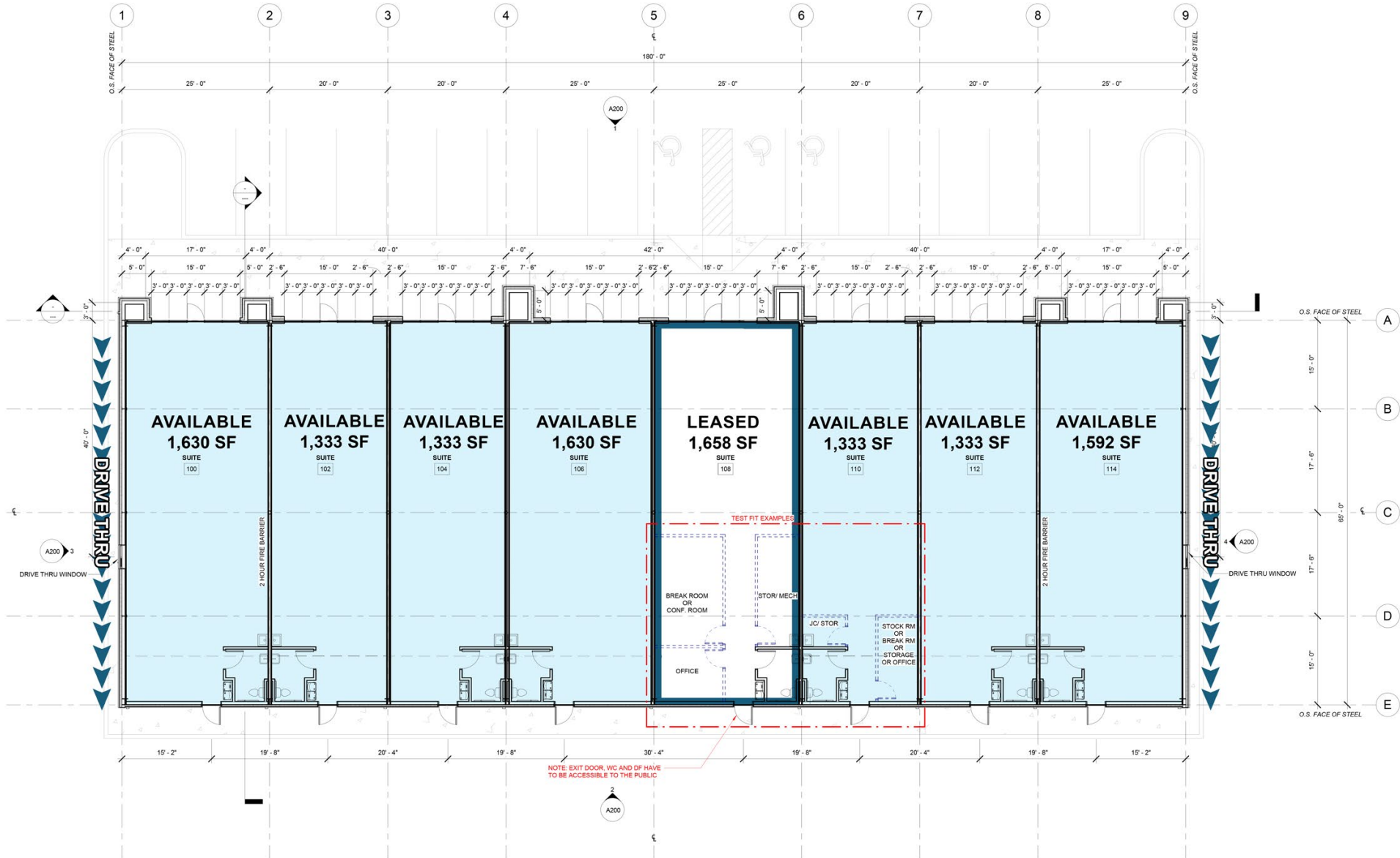
For More Information:

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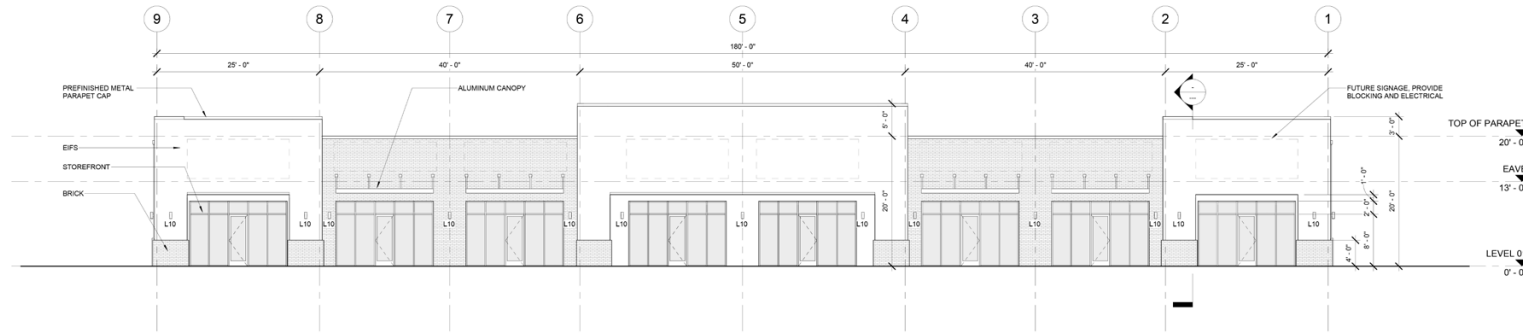
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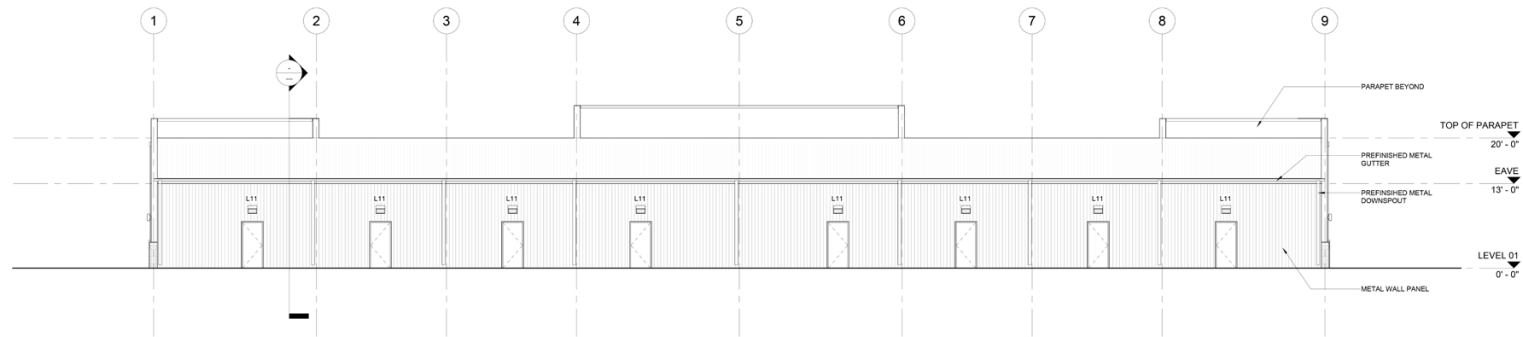
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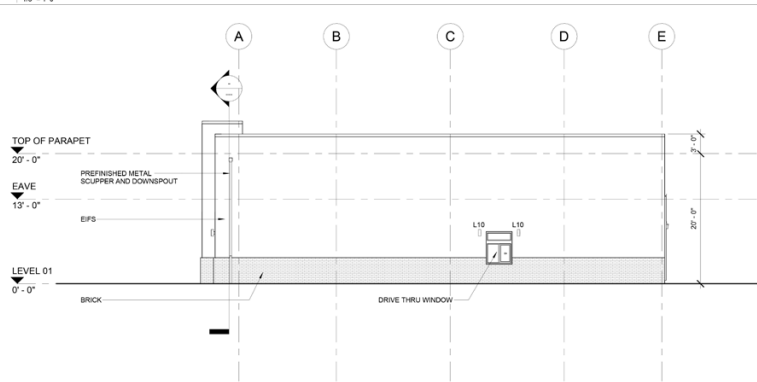
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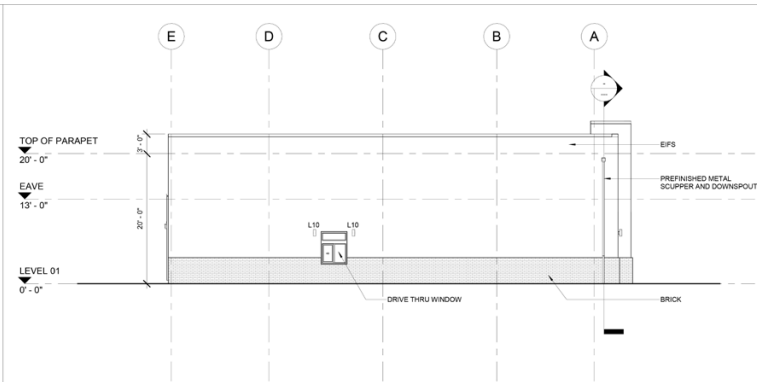
1 NORTH ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



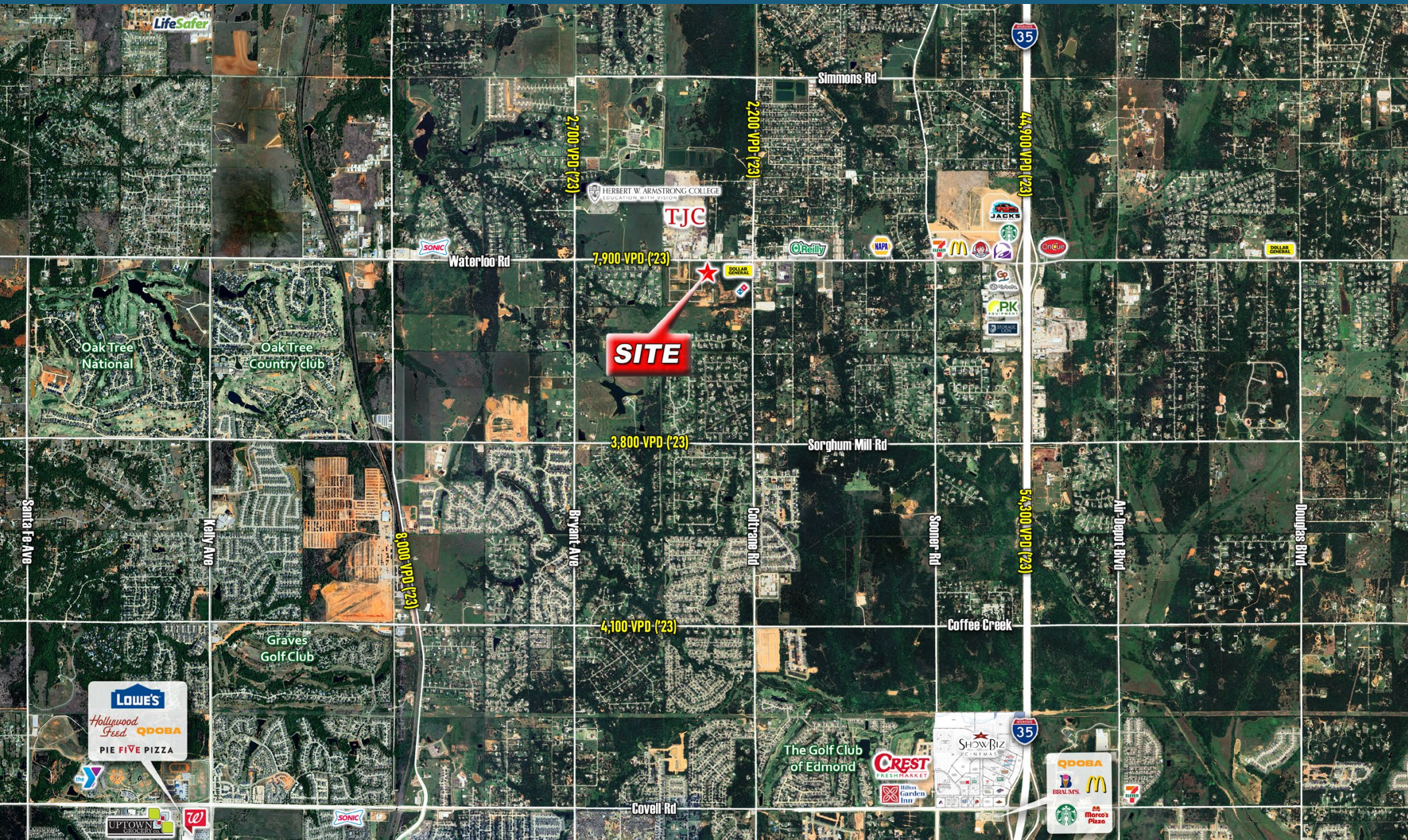
4 EAST ELEVATION
1/8" = 1'-0"

PLAINS

Commercial Real Estate

WATERLOO PLAZA

SWQ Waterloo Rd & Coltrane Rd, Edmond, OK 73034



SITE

3,800 VPD (23)

4,100 VPD (23)

Covell Rd

7,900 VPD (23)

2,700 VPD (23)

2,200 VPD (23)

Sorghum Mill Rd

Bryant Ave

Coltrane Rd

Simmons Rd

Coffee Creek

The Golf Club of Edmond

CREST FRESHMARKET

SHOW BIZ CENTER

QDOBA

McDonald's

Starbucks

OnCall

Dollar General

PK

NAPA

C'Reality

McDonald's

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