

1409 E. DANFORTH ROAD  
EDMOND, OK 73034



Former Fitness Center Space For Lease

31,308 SF on 1.74 Acres MOL

Lease Price: \$14.00/SF NNN

**NAIRED** COMMERCIAL  
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## PROPERTY OVERVIEW

BUILDING SIZE 31,308 SF +/-

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LOT SIZE 1.74 ACRES +/-

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ZONING D-1

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BUILT 1983

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- Former Fitness Center
- Located in Kickingbird Square Shopping Center
- Existing Pool & Locker Rooms
- Grocery Anchored Intersection

## DEMOGRAPHICS



### POPULATION

1 MILE: 10,072  
3 MILES: 61,249  
5 MILES: 122,529



### AVERAGE HOUSEHOLD INCOME

1 MILE: \$121,880  
3 MILES: \$120,956  
5 MILES: \$132,834



### TOTAL HOUSEHOLDS

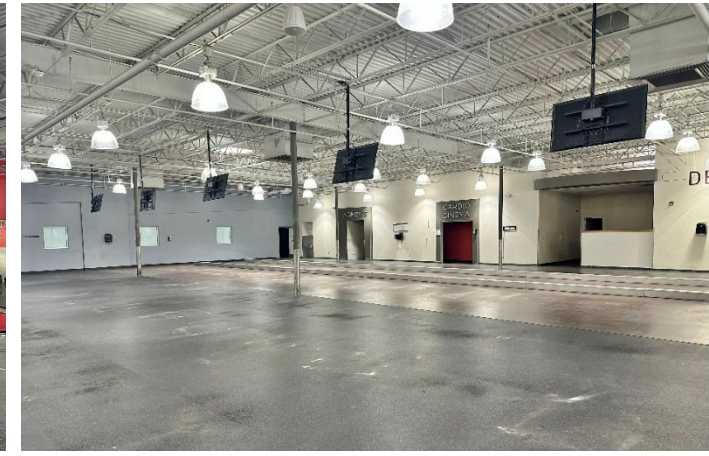
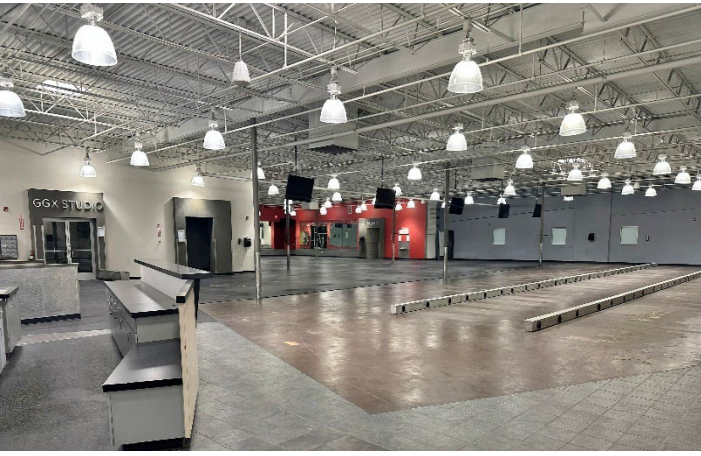
1 MILE: 4,293  
3 MILES: 24,237  
5 MILES: 46,392



1.5 MILES FROM US 77  
2.4 MILES FROM I-35  
6.5 MILE FROM  
KILPATRICK TURNPIKE



# 1409 E. DANFORTH ROAD





# 1409 E. DANFORTH ROAD AERIAL

