

FOR SALE

N Kelly Ave,
Edmond, OK 73003



Johnson

Commercial Group

JohnsonCommercialGroup.com



Tract 1
Commercial Land
2.63 Acres

Tract 2
Commercial
Land
1.35 Acres

N KELLY AVE

Offering Summary

Tract 1 Price: \$742,500

Tract 1 : 2.63 Acres +/-

Tract 2 Price: \$517,000

Tract 2 : 1.35 Acres +/-

Zoning: PUD

Traffic Count: 21,868

Property Overview

Two commercial parcels available along N. Kelly Avenue in the heart of the Oklahoma City metro, strategically positioned between Edmond Road and Danforth Road. Offered separately at 1.35 acres and 2.63 acres, both sites carry PUD zoning approved for commercial use and benefit from strong visibility and access along a corridor averaging 21,868 vehicles per day. An ideal opportunity for retail, restaurant, or service-oriented development in a high-growth area.

Chris Johnson
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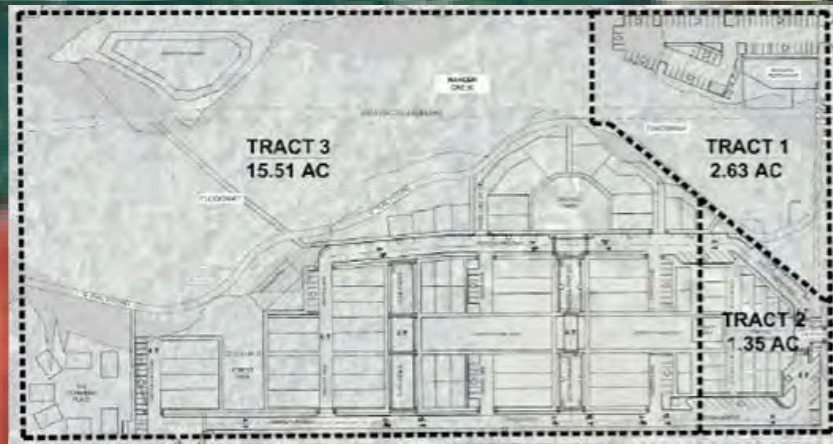


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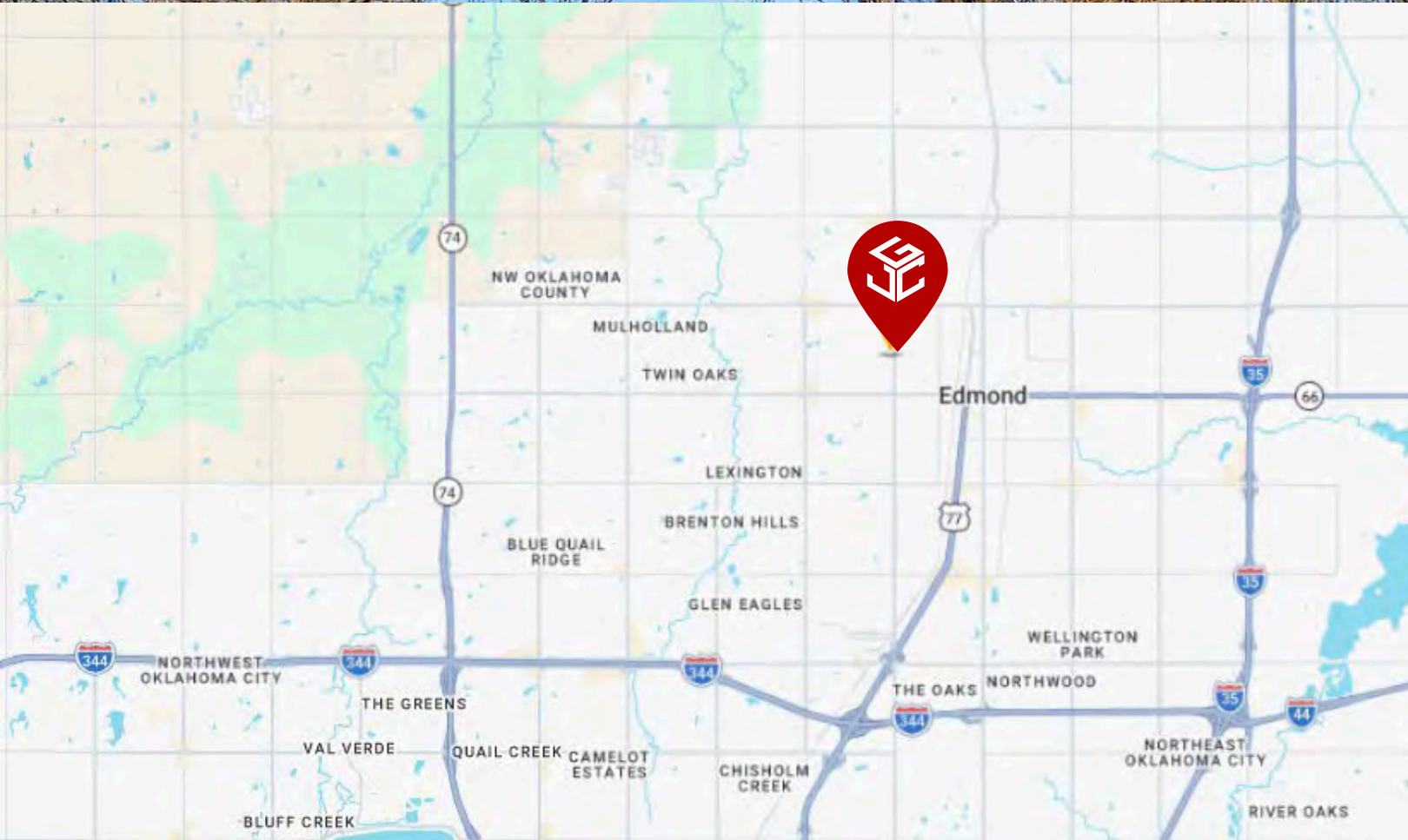
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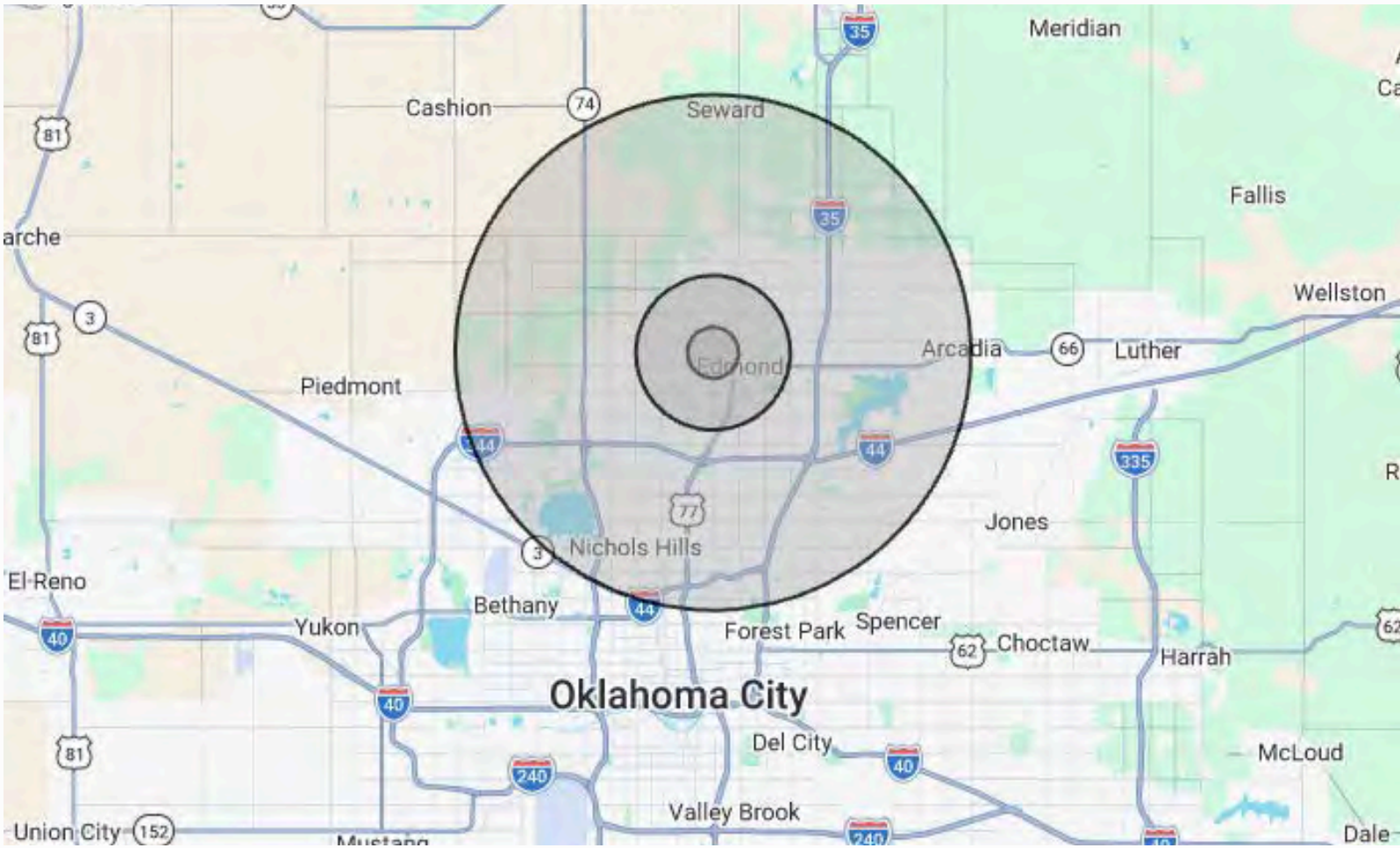
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Demographics

1 MILE

3 MILE

10 MILE

Population	11,345	76,720	320,716
Average Age	34	36	37
Employment	5,202	37,023	176,573
Households	4,772	29,965	129,548
Ave. Household Income	\$73,089	\$103,512	\$108,196
Median Home Value	\$164,350	\$243,949	\$264,991

Traffic Count

Average Daily Volume

21,868 Vehicles

Information Provide By CoStar

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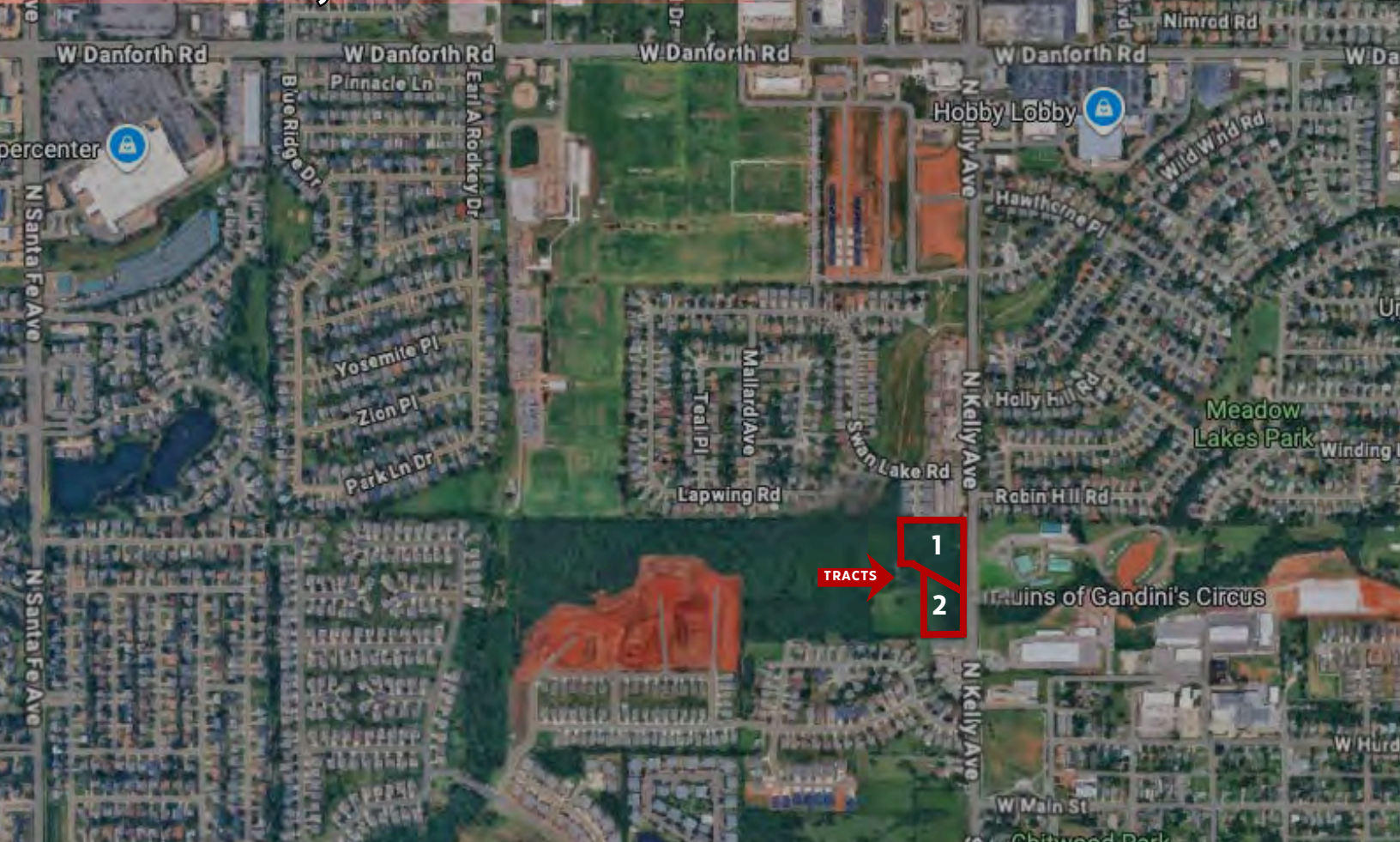
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