

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$1,000 per month (MG)
Building Size:	2,825 SF
Available SF:	375 SF

PROPERTY OVERVIEW

For lease: Multi-tenant office space on 9th Street near S Broadway in Edmond, OK. This updated suite features light, bright finishes and a spacious open layout suitable for a variety of uses. The space includes two restrooms, a private entrance, and convenient rear parking for tenants and visitors. Ideal for businesses seeking a clean, modern space in a central, highly accessible location.

SPACES	LEASE RATE	SPACE SIZE
Suite C	\$1,000 per month	375 SF

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TYLER HUXLEY

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GARRETT MCGINNIS

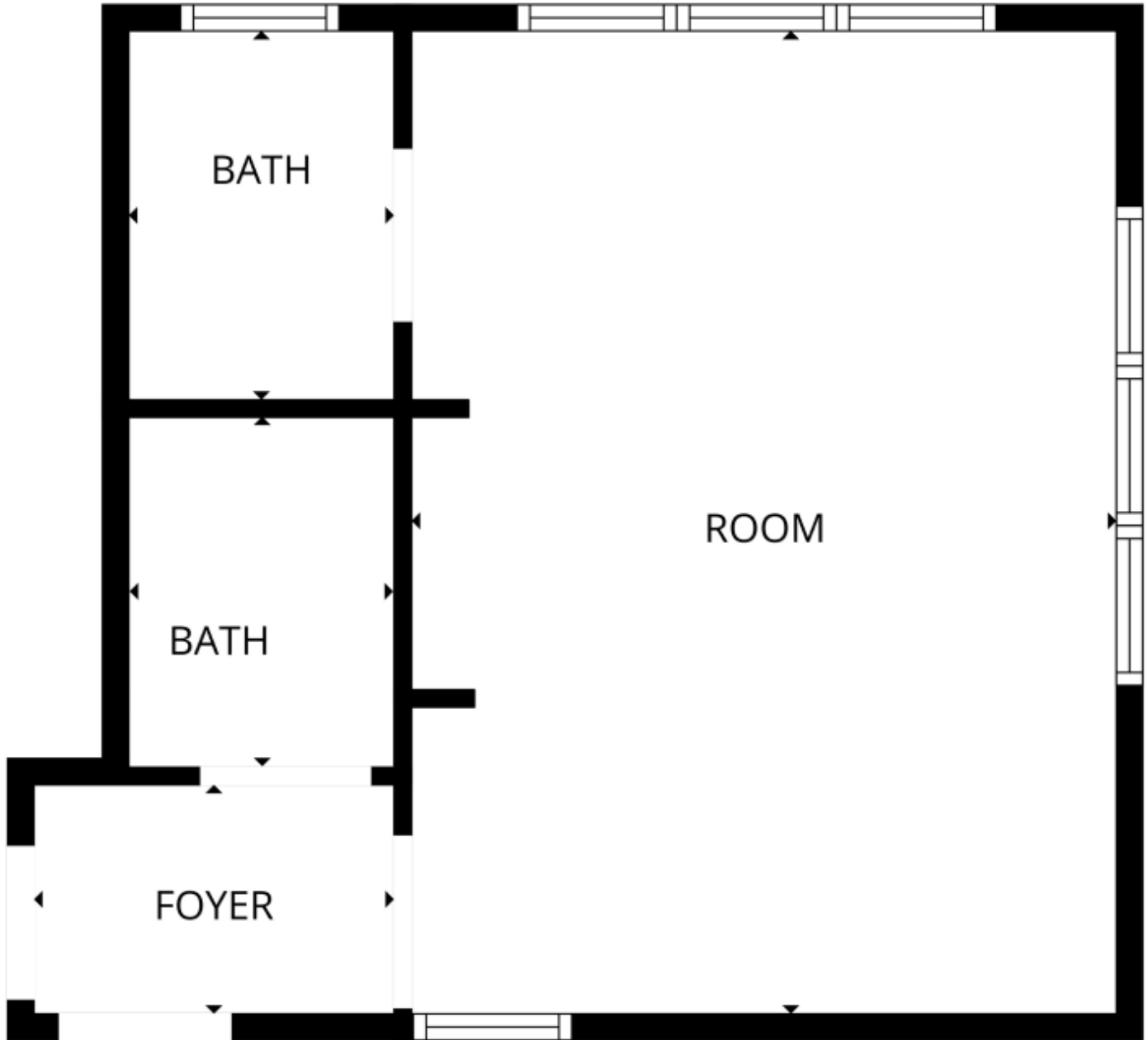
ADDITIONAL PHOTOS



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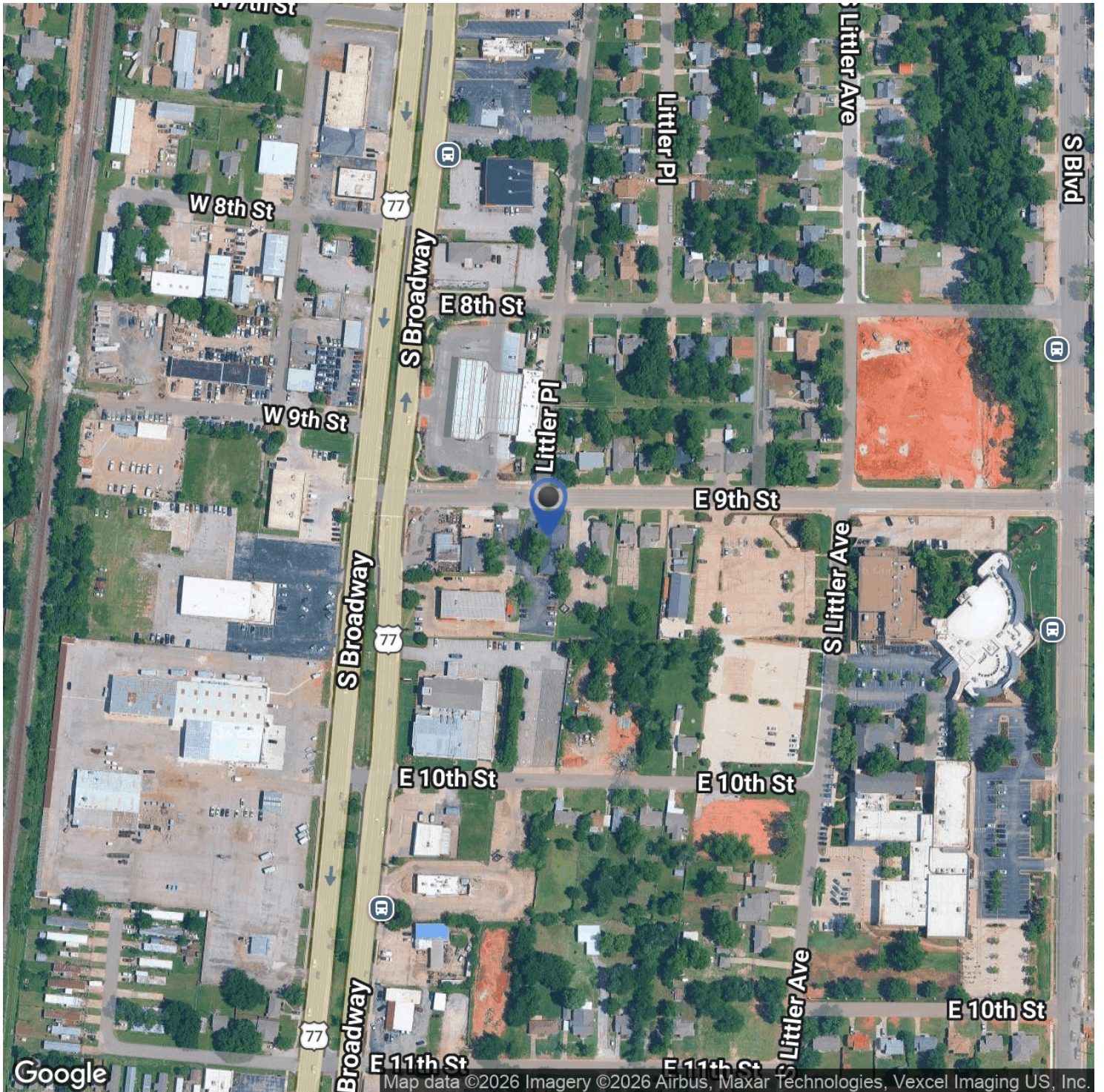
FLOOR PLANS



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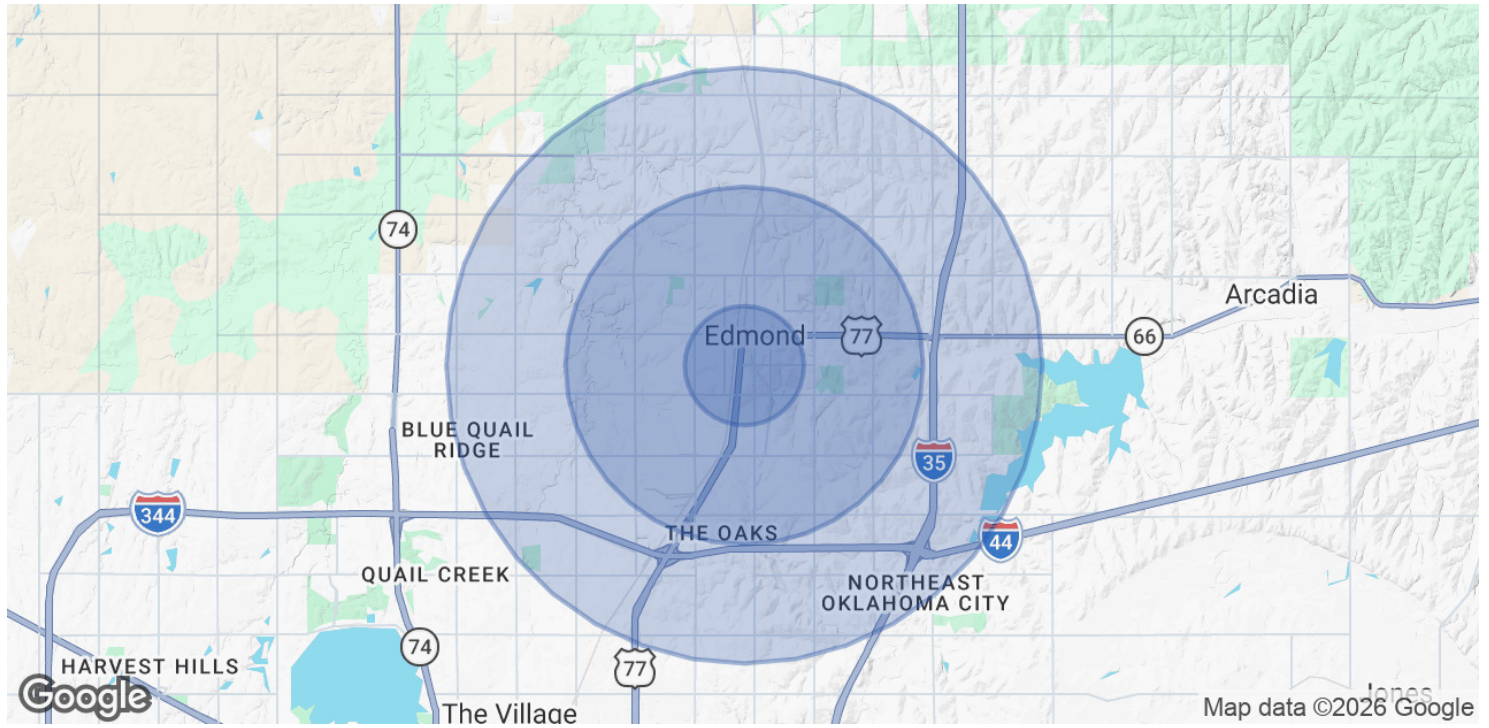
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,947	83,997	155,128
Average Age	36	38	38
Average Age (Male)	34	37	37
Average Age (Female)	38	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,282	33,292	60,325
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$77,614	\$113,107	\$125,738
Average House Value	\$217,521	\$308,328	\$353,560

2020 American Community Survey (ACS)

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