

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	15,000 SF
Available SF:	2,000 SF
Suite Dimensions	40' x 50'
Floor to Ceiling	10'

PROPERTY OVERVIEW

Great visibility & easy access to Broadway Extension

Shopping center frequented by surrounding residential neighborhoods

Centrally located between east & west Edmond

Co-Tenants: Metro by T-Mobile, H&R Block, US Navy Career Center, The One Café, Edmond Nails, Q&M Massage, Virginia's Place, and JB's Barber Shop

Surrounding retailers: Big Lots, T-Mobile, Starbucks, Home Depot, Office Depot

82 parking spaces

Landlord willing to demo interior improvements as needed by future tenant

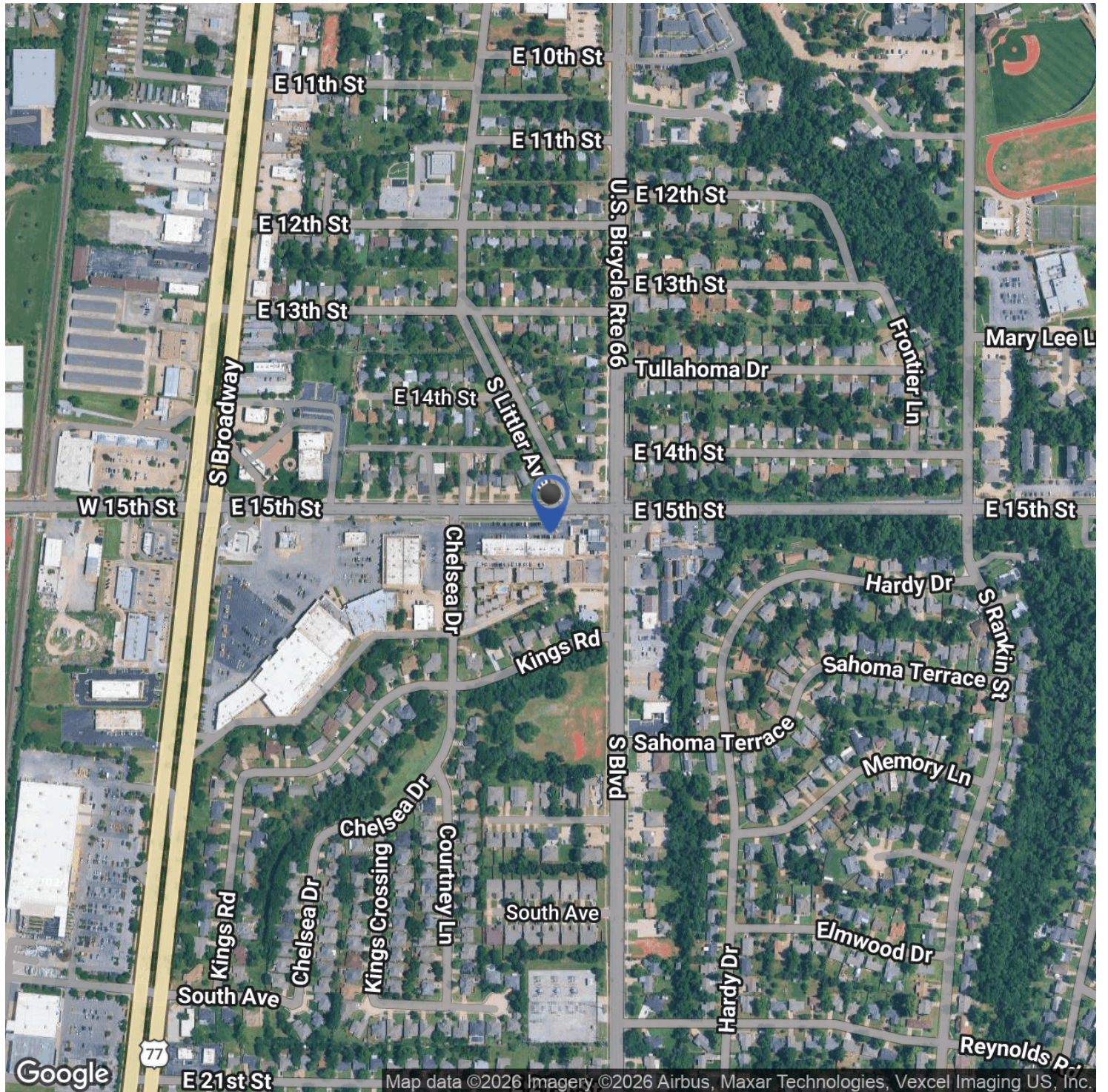
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TROY HUMPHREY

ADDITIONAL PHOTOS



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LOCATION MAP



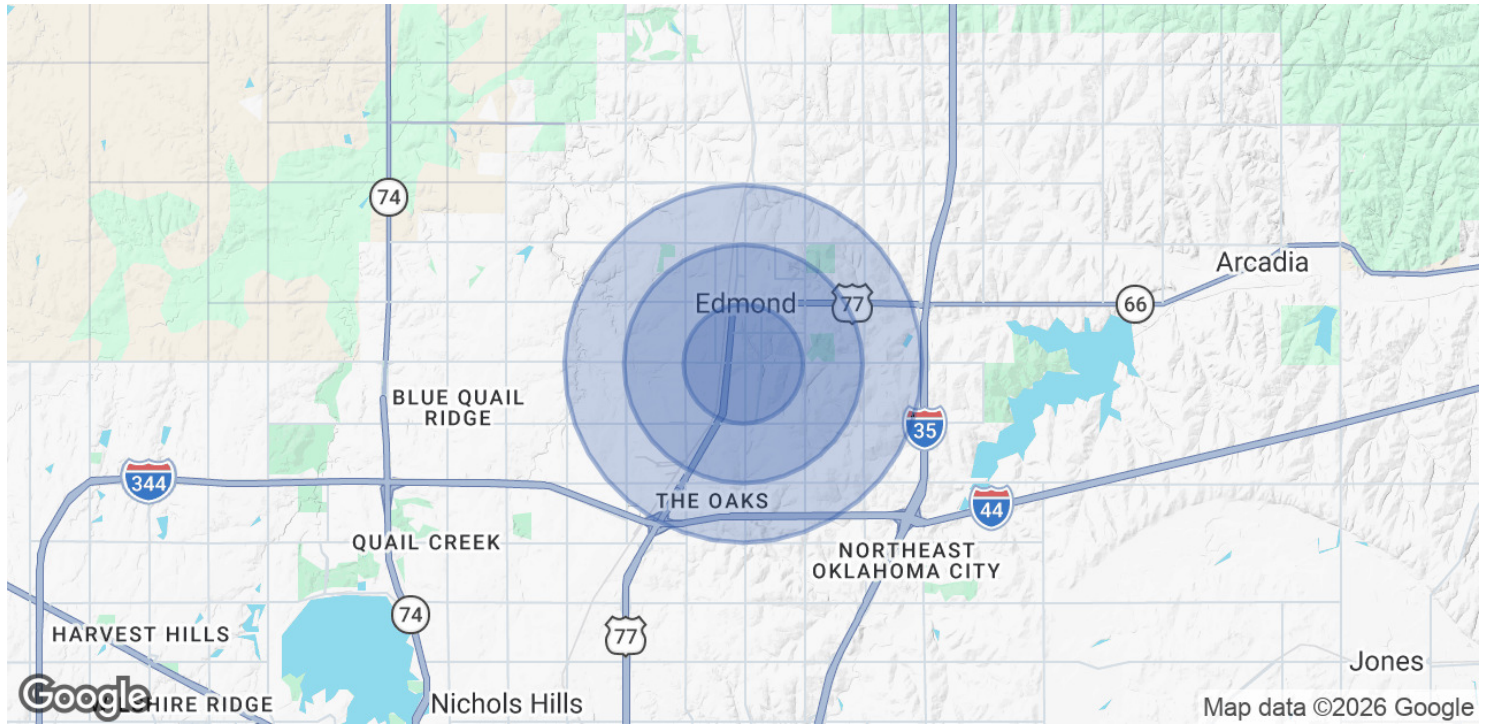
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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	10,175	41,890	80,033
Average Age	38	37	38
Average Age (Male)	36	35	37
Average Age (Female)	40	38	40

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	4,314	17,363	31,979
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$81,388	\$92,918	\$111,326
Average House Value	\$234,900	\$265,946	\$305,303

2020 American Community Survey (ACS)

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