

REDBUD SQUARE

1401-1425 E. AYERS STREET & 411-421 N. BRYANT AVENUE
EDMOND, OK 73034



Investment Opportunity
100% Occupied Strip Center For Sale

17,888 SF on 1.78 Acres MOL

Sales Price: \$4,225,000 (\$236/SF)
Cap Rate: 7.28%

NAIRED COMMERCIAL
REAL ESTATE

405.840.0600 | NAIRED.COM

BOB SULLIVAN, CCIM
405.641.9798
RSULLIVAN@CCIM.NET



PROPERTY OVERVIEW

TOTAL SF	17,888 SF +/-
LOT SIZE	1.78 ACRES +/-
BUILT	2000
ZONING	D-2, NEIGHBORHOOD COMMERCIAL
PARKING	84 PARKING SPACES

PROPERTY HIGHLIGHTS

- 100% Occupied
- Ample Parking
- Beautifully Landscaped
- Masonry Exterior
- Well Maintained Property
- Long Term Tenants
- 2 Entry/Exit Points

LOCATION HIGHLIGHTS

- Premium Edmond Location
- Next to the University of Central Oklahoma
- Centrally located close to prime retail/medical services

DEMOGRAPHICS



POPULATION
 1 MILE: 10,643
 3 MILES: 64,145
 5 MILES: 122,893



AVERAGE HOUSEHOLD INCOME
 1 MILE: \$95,187
 3 MILES: \$118,920
 5 MILES: \$133,503



TOTAL HOUSEHOLDS
 1 MILE: 4,745
 3 MILES: 25,705
 5 MILES: 46,749

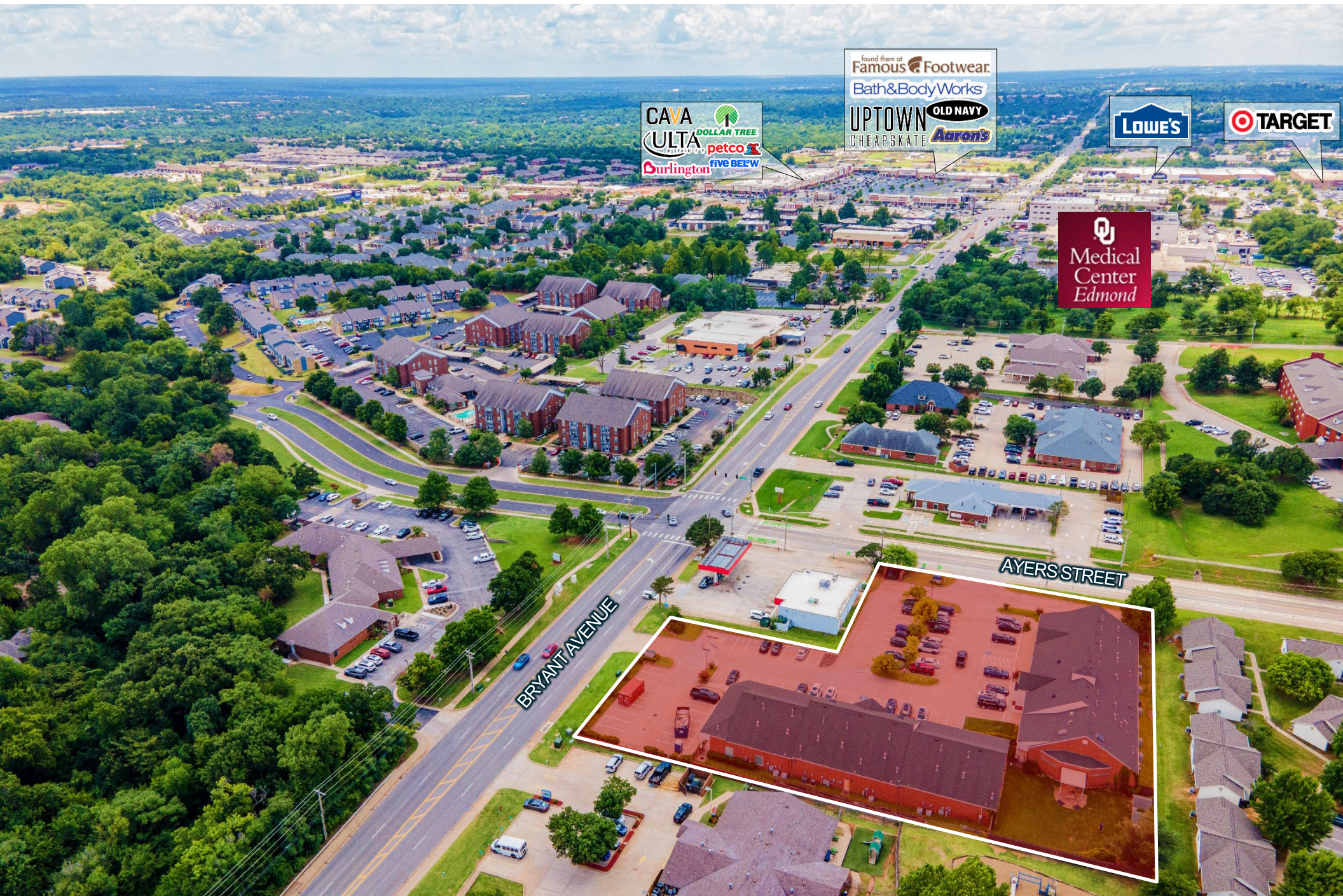


- 1.5 MILES FROM US-77
- 2.5 MILES FROM I-35
- 6 MILES FROM KILPATRICK TURNPIKE

REDBUD SQUARE - PICS



REDBUD SQUARE - PICS



REDBUD SQUARE - PICS



REDBUD SQUARE - AERIAL

