



1020 NW 192nd (Danforth) , Edmond, OK 73012



PROPERTY DESCRIPTION

Upscale Shopping Center recently completed at the Southeast Corner of Western Ave and NW 192nd St. (Danforth) Edmond/OKC. Two suites with 1,600 SF of In Line space available. One pad site available on the hard corner. Ample Parking. In excess of 20,000 vehicles per day at this intersection. Suite J is available for sub-lease. The current tenant is a hair/beauty salon.

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PROPERTY HIGHLIGHTS

- One pad site for sale
- Ample parking
- Coming Soon: Braum's (NE corner of intersection) and 7-11 (SW corner of intersection)

OFFERING SUMMARY

Lease Rate:	\$18.50 SF/yr (NNN)
NNN Fees:	\$3.96 /SF
Available SF:	1,600 SF
Suites Available:	2 Suites
Lot Size:	4.43 Acres
Building Size:	21,940 SF
Zoning:	C-3
Market:	Edmond

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,581	18,550	42,557
Total Population	4,435	49,782	108,920
Average HH Income	\$104,833	\$93,163	\$87,426

Paul Swales

Broker Associate

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Josh White

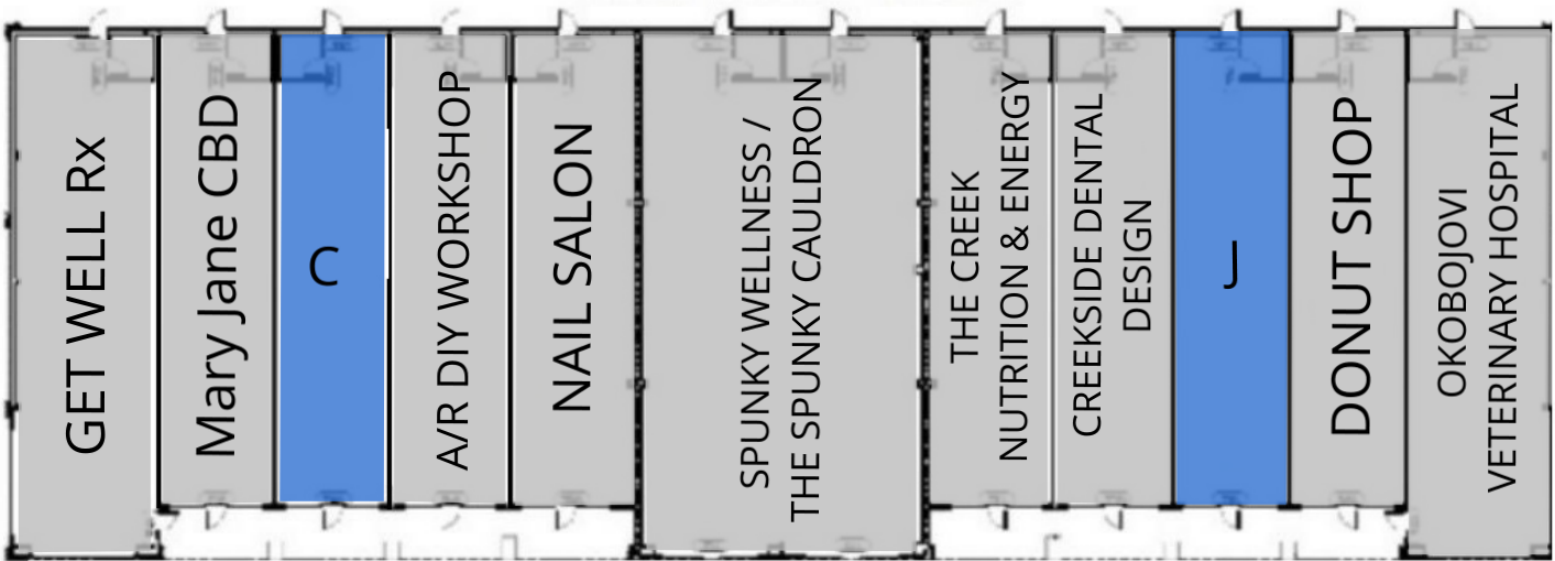
Sales Associate, CCIM

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LEGEND

Available
Unavailable

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,600 SF	Lease Rate:	\$18.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
Suite C	Available	1,600 SF	NNN	\$18.50 SF/yr
Suite J	Available	1,600 SF	NNN	\$18.50 SF/yr

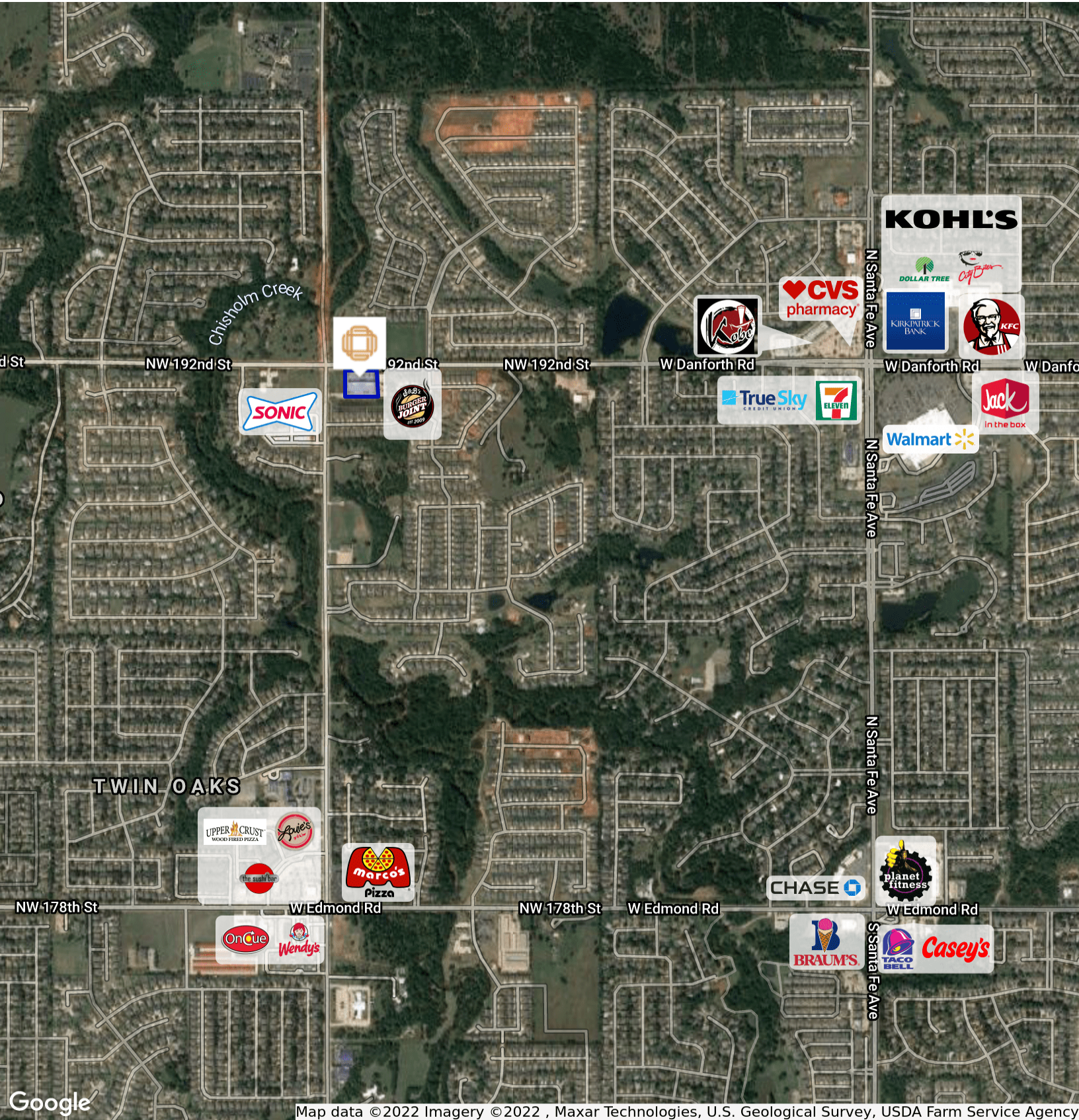


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