



West Edmond Retail

PROPERTY OVERVIEW

- FREE RENT PROMO: 3 Months Free on 3 Year Term
- Ample parking 8.34/1,000
- Neighboring development will bring 190 new multi-family units
- Excellent visibility on Western Ave and NW 192nd St
- Pad site available on hard corner
- Suite C - shell space
- Suite F - virtual walkthrough available
- Suite J - former salon
- Long term co-tenants

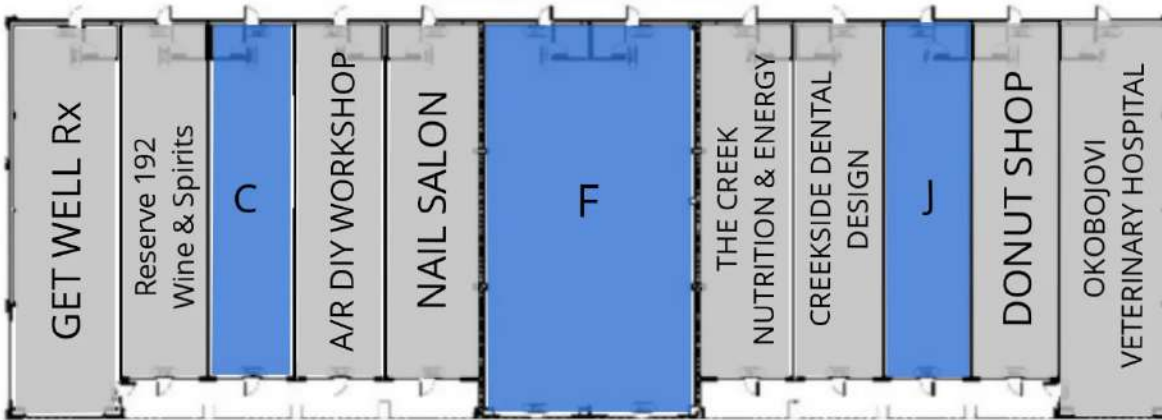
OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr
NNN Rate:	\$4.30/SF
Available SF:	1,600 - 4,385 SF
Lot Size:	4.43 Acres
Building Size:	21,940 SF
Zoning:	C-3 Community Commercial District (OKC Zoning)

**360° VIRTUAL
TOUR**

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AVAILABLE SPACES

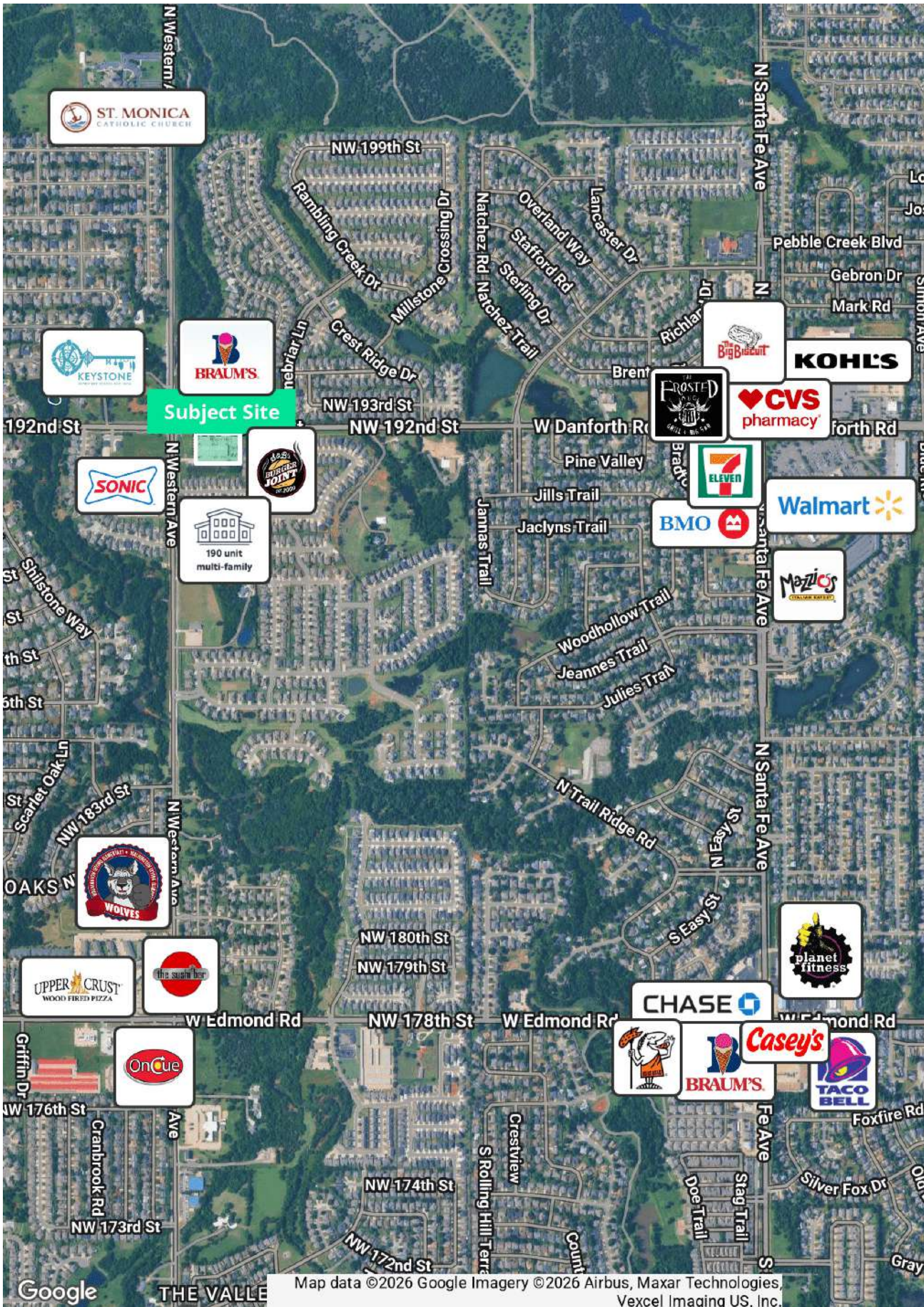
SUITE	TENANT	SIZE	TYPE	RATE
Suite C	Available	1,600 SF	NNN	\$19.00 SF/yr
Suite F	Available	4,385 SF	NNN	\$19.00 SF/yr
Suite J	Available	1,600 SF	NNN	\$19.00 SF/yr



Suite J - Former Salon with plumbing and washer/dryer hookup in breakroom

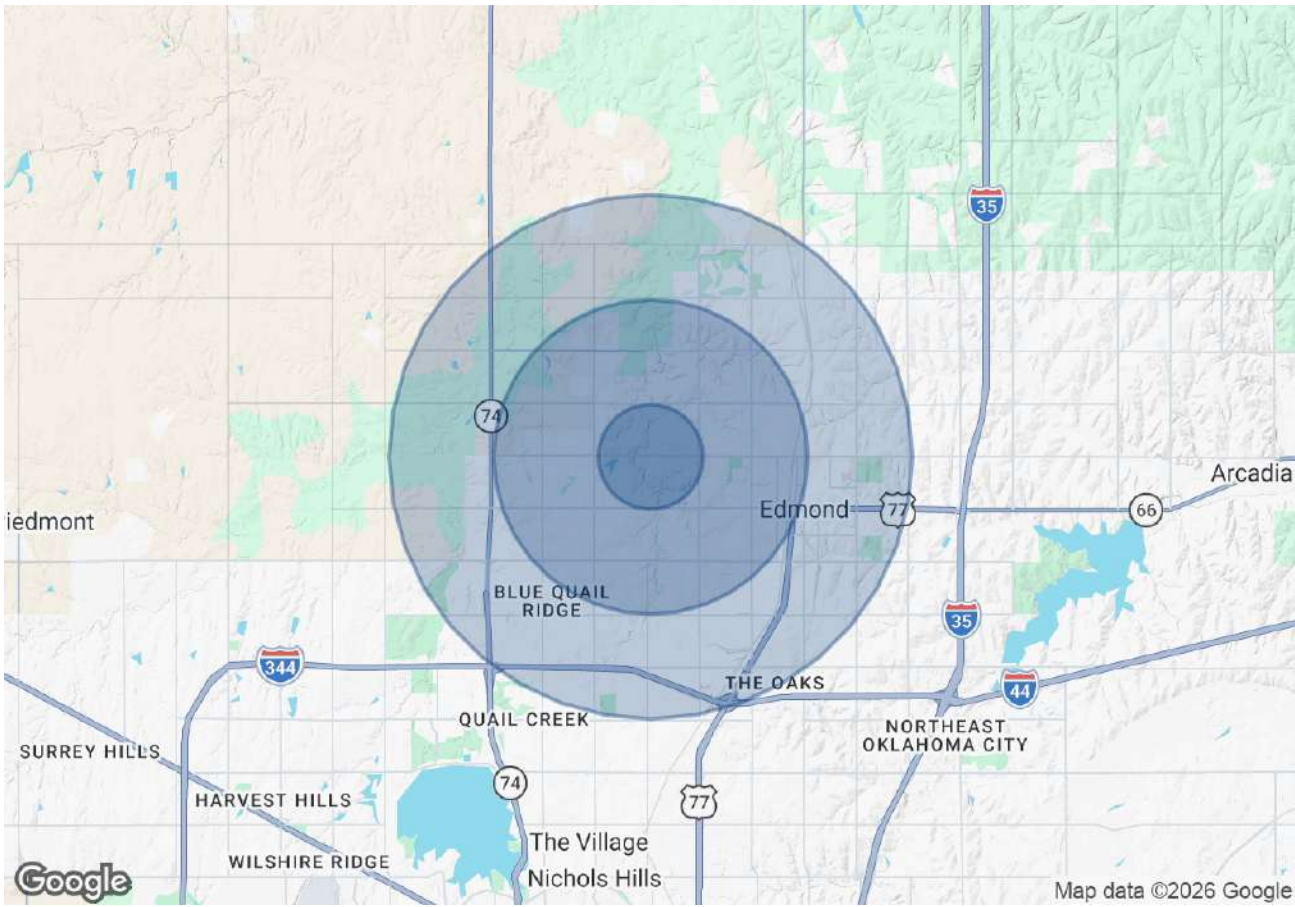
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,435	49,782	108,920
Average Age	36.3	34.4	33.1
Average Age (Male)	35.0	33.8	32.3
Average Age (Female)	35.9	34.7	33.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,581	18,550	42,557
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$104,833	\$93,163	\$87,426
Average House Value	\$204,672	\$215,978	\$225,731

2020 American Community Survey (ACS)