

Kelly Plaza

800-828 W Edmond Rd, Edmond, OK 73003

For Lease



Details

Lease Rate:	\$12 - 18 SF/yr (NNN)
Available SF:	800 - 2,903 SF
Building Size:	86,427 SF
Renovated:	2024
Submarket:	Edmond

Highlights

- Drive-through available
- Redeveloped in 2020 & 2024
- Low NNN Expenses
- Retail & Office Availabilities
- Long Term Tenant Mix (Average of 7 years)
- Well Maintained and Professionally Managed
- Co-tenants include Ollie's, NAPA Auto Parts, WeOkie, 10GYM, and others

Overview

Introducing a prime retail leasing opportunity at 800-828 W Edmond Rd, Edmond, OK. This property boasts high traffic and excellent visibility on a bustling retail corridor, making it a regional draw in a location with strong demographics. Its retail and service oriented co-tenants enhance its appeal, providing the perfect environment for businesses to thrive. LIMITED TIME FREE RENT. One (1) month of Free base rent per Lease Year on all new leases.

traffic counts

N Kelly Ave	North	23,767
N Kelly Ave	South	25,451
W Edmond Rd	East	22,570
W Edmond Rd	West	21,307

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EDMOND, OK

TENANT LIST

SUITE	TENANT	SF
304	Urgent Pet Care	3,886
320	AVAILABLE	1,752
328	Picnic Table	2,137
336	AVAILABLE	1,200
340	The Brow Bar	1,200
344	Bo Rah Lee - Pooches Hair Salon	1,200
352	Vu's Fabric	3,600
356	AVAILABLE	1,690
360	Check N Go	1,210
364-368	AVAILABLE	2,903
804	NAPA Auto Parts	9,218
808-824	10Gym	23,615
828-834-840	Ollie's	24,083
822A	Vibe Realty	1,400
822C	Life Pro Safety	1,000
822E	RR Wine and Spirits	1,600
822F	Adu Massage & Spa	1,600
822H	AVAILABLE	800
822I	Upstate Hair Designs	797
822J	Fashion Nails	800
PAD	Weokie Credit Union	
TOTAL GLA		85,691



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Kelly Plaza - Suite 356

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Kelly Plaza - Suite 364

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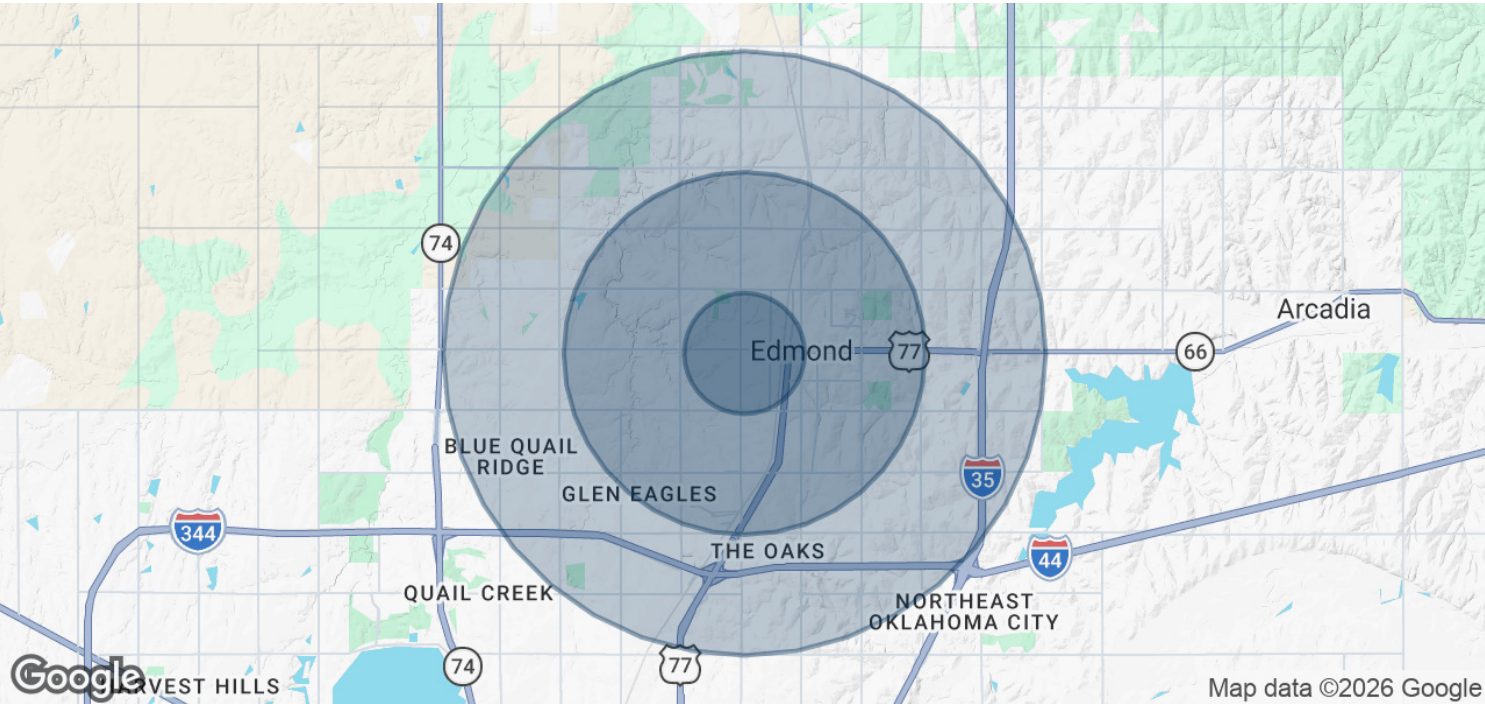
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Population	1 Mile	3 Miles	5 Miles
Total Population	11,206	68,932	133,086
Average Age	30.8	31.8	33.5
Average Age (Male)	28.0	30.3	32.2
Average Age (Female)	34.0	33.2	34.6

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,623	26,238	50,924
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$52,115	\$73,159	\$89,255
Average House Value	\$156,838	\$189,093	\$224,713

2020 American Community Survey (ACS)

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