

THE ASCENT | 15TH & I-35

3800 E 15TH, EDMOND, OK 73013



PROPERTY DESCRIPTION

This property, a newly constructed 7,850 square foot retail center, holds a prime location within a bustling commercial hub adjacent to a Walmart SuperCenter and Sam's Club development. Situated in the thriving east Edmond area of Oklahoma City, known for its affluent residents and top-tier schools, the property enjoys high visibility from the interstate. Additionally, its proximity to two major health facilities, Integris Hospital and Mercy Health, makes it convenient for customers seeking services after medical appointments.

Pylon signage is available, further enhancing the property's visibility and branding potential. Surrounding the property are established businesses such as Sam's Club, Walmart SuperCenter, Buffalo Wild Wings, Whataburger, and others, ensuring a steady flow of foot traffic. Moreover, essential services like MidFirst Bank, Braum's, and Circle K nearby add to the convenience factor for customers.

OFFERING SUMMARY

Lease Rate:	\$28.00 - 32.00 SF/yr (NNN)
Number of Units:	5
Available SF:	1,500 SF - 6000 SF
Building Size:	7,850 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,237	14,550	35,863
Total Population	3,168	37,083	88,124
Average HH Income	\$143,023	\$117,628	\$108,786

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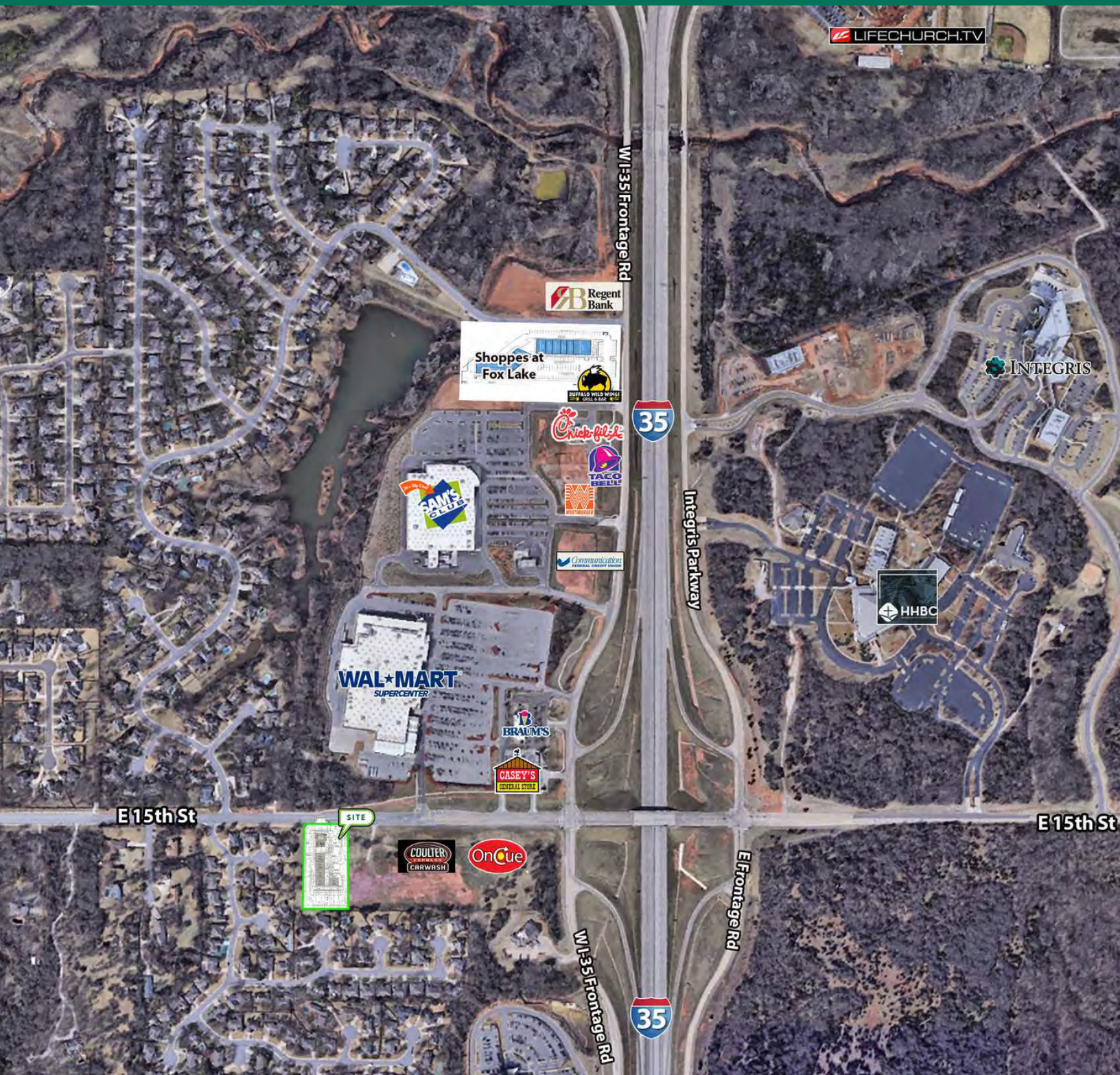
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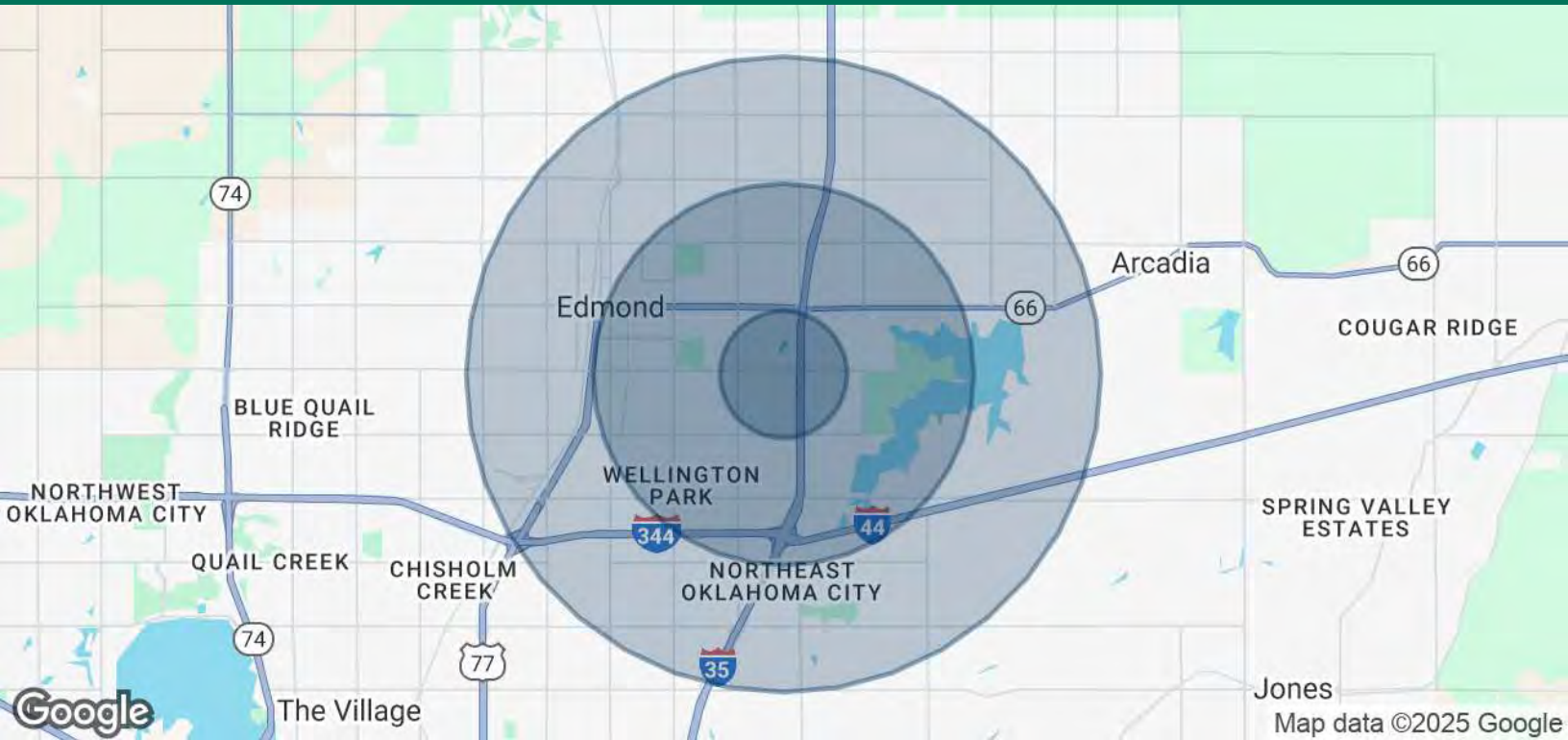
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,168	37,083	88,124
Average Age	42.4	37.8	38.1
Average Age (Male)	39.3	35.2	35.7
Average Age (Female)	44.2	39.6	39.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,237	14,550	35,863
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$143,023	\$117,628	\$108,786
Average House Value	\$407,400	\$271,340	\$262,320

2020 American Community Survey (ACS)

02272025

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