

STERLING PLAZA

13722 N BRYANT AVE, EDMOND, OK 73013



PROPERTY DESCRIPTION

This 2,324 SF +/- retail/office space is strategically located to serve Edmond and OKC. The property enjoys excellent visibility and easy access, making it ideal for businesses seeking proximity to solid traffic and established amenities.

Neighboring Anchors: Starbucks, McDonald's, Sonic, Jimmy John's, Braum's, and Memorial Road Pet Hospital.

Nearby Institutions: Oklahoma Christian University, Cimarron Middle School, and First Baptist Church of Edmond.

Convenience Options: Multiple food, coffee, and retail establishments within walking distance.

PROPERTY HIGHLIGHTS

- 2,324 Sq ft Available (Will Divide)
- Memorial & Bryant
- New Construction - Retail/Office
- \$15.00 TI Offered
- Triple Nets \$4 PSF

OFFERING SUMMARY

| | |
|-----------------------|---------------------|
| Lease Rate: | \$23.50 SF/yr (NNN) |
| Available SF: | 1,162 - 2,324 SF |
| Building Size: | 5,100 SF |

GIRMA MOANING

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JACOB SIMON

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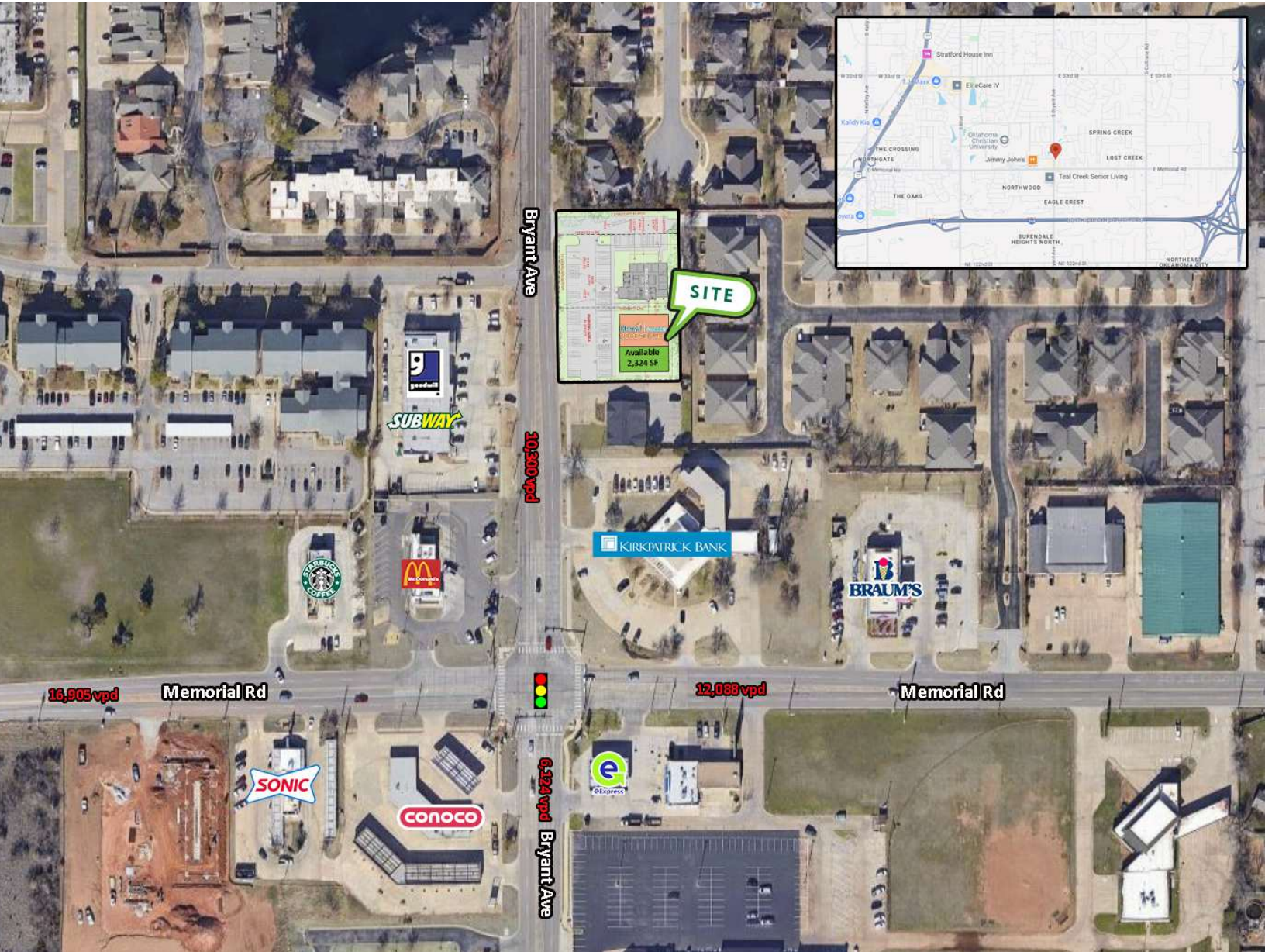
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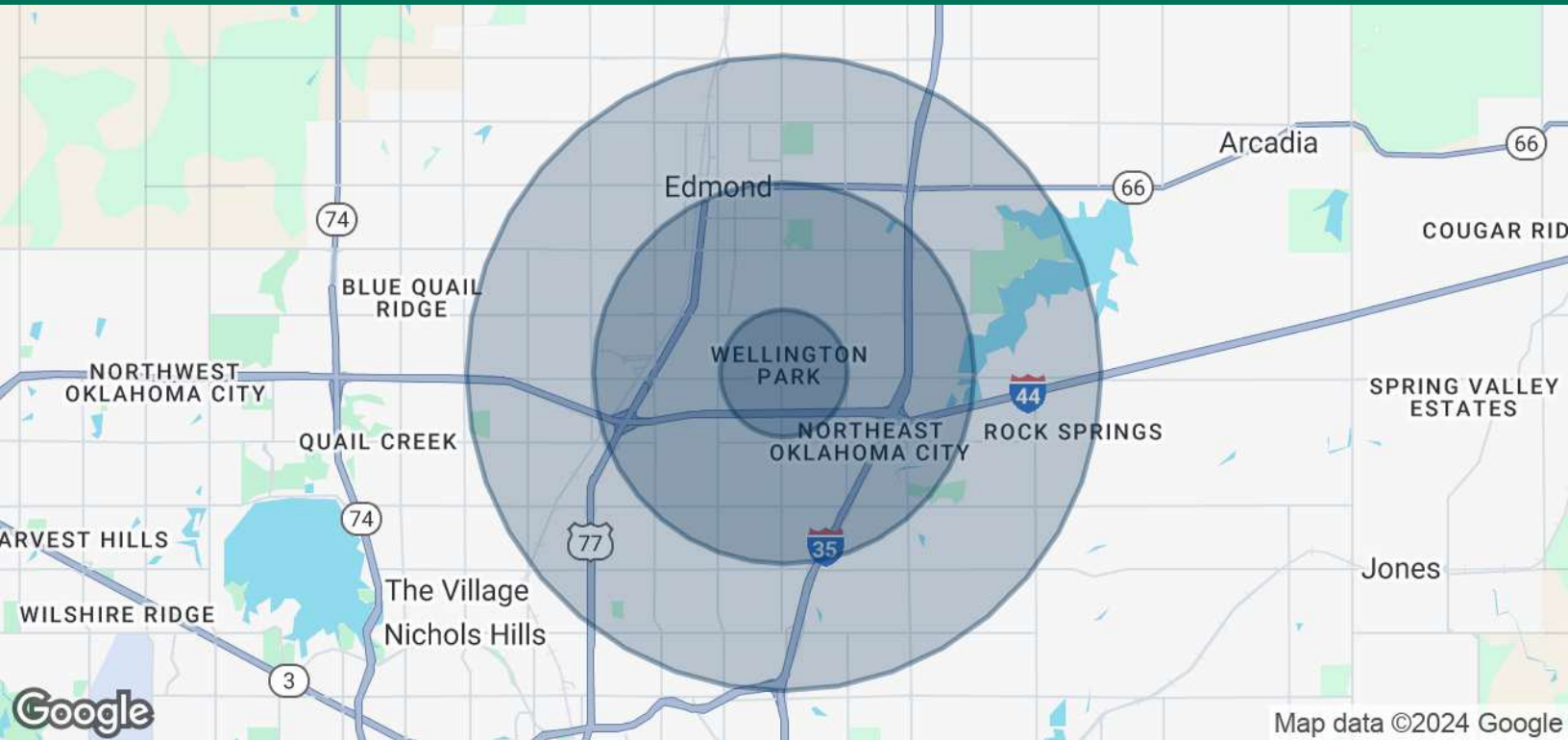
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 8,863 | 39,162 | 115,462 |
| Average Age | 40 | 39 | 38 |
| Average Age (Male) | 39 | 37 | 37 |
| Average Age (Female) | 42 | 40 | 40 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 3,112 | 15,632 | 46,011 |
| # of Persons per HH | 2.8 | 2.5 | 2.5 |
| Average HH Income | \$121,341 | \$120,864 | \$112,926 |
| Average House Value | \$347,158 | \$358,355 | \$329,681 |

Demographics data derived from AlphaMap

12042024

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