



ARDMORE COMMONS

2401 12TH AVENUE NW, ARDMORE, OK 73401

RETAIL SPACE AVAILABLE

HIGHLIGHTS & SITE PLAN

NICK HANNON
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LOCATION

2401 12th Avenue NW, Ardmore, OK 73401

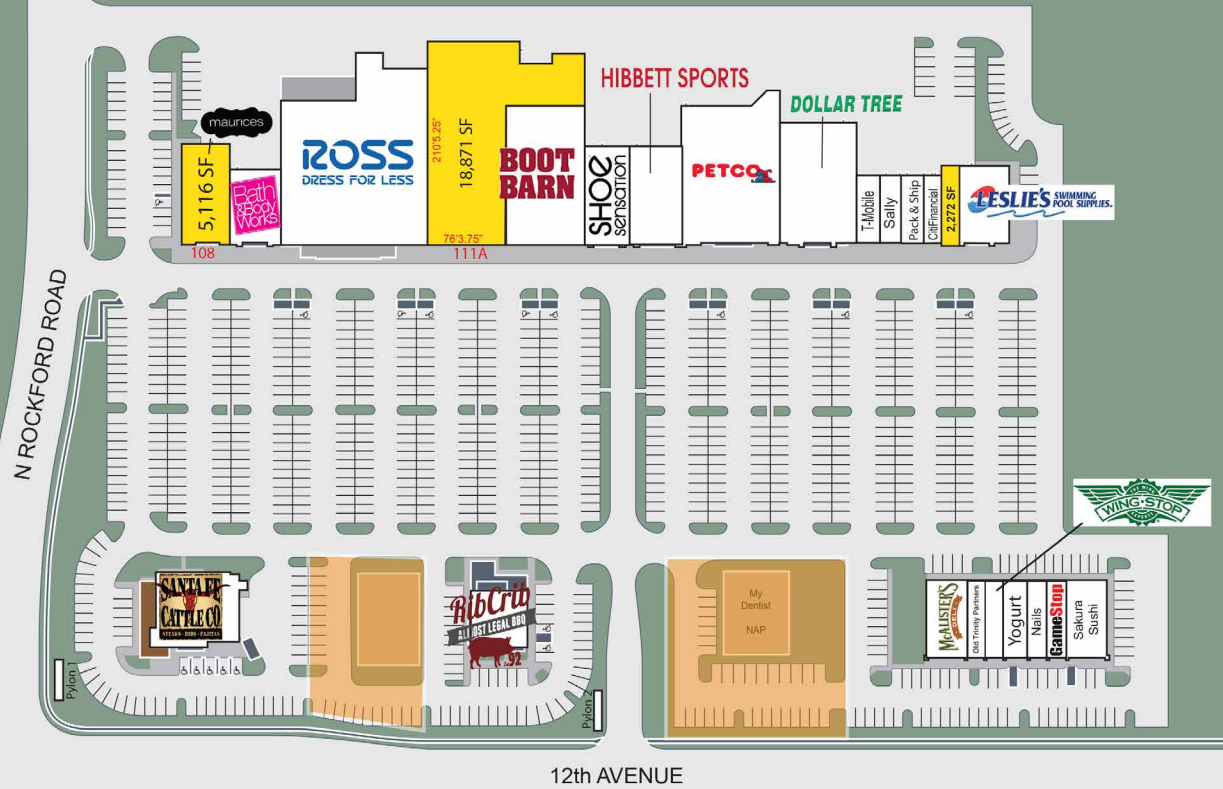
AVAILABLE

Ste 108	5,116 SF
Ste 111A	18,871 SF
Ste 20	2,272 SF

TRAFFIC COUNTS:

12th Avenue:	26,300 VPD ('23)
I-35:	36,000 VPD ('23)

TRAFFIC GENERATORS



- Not a tenant of Landlord



2024 DEMOGRAPHICS

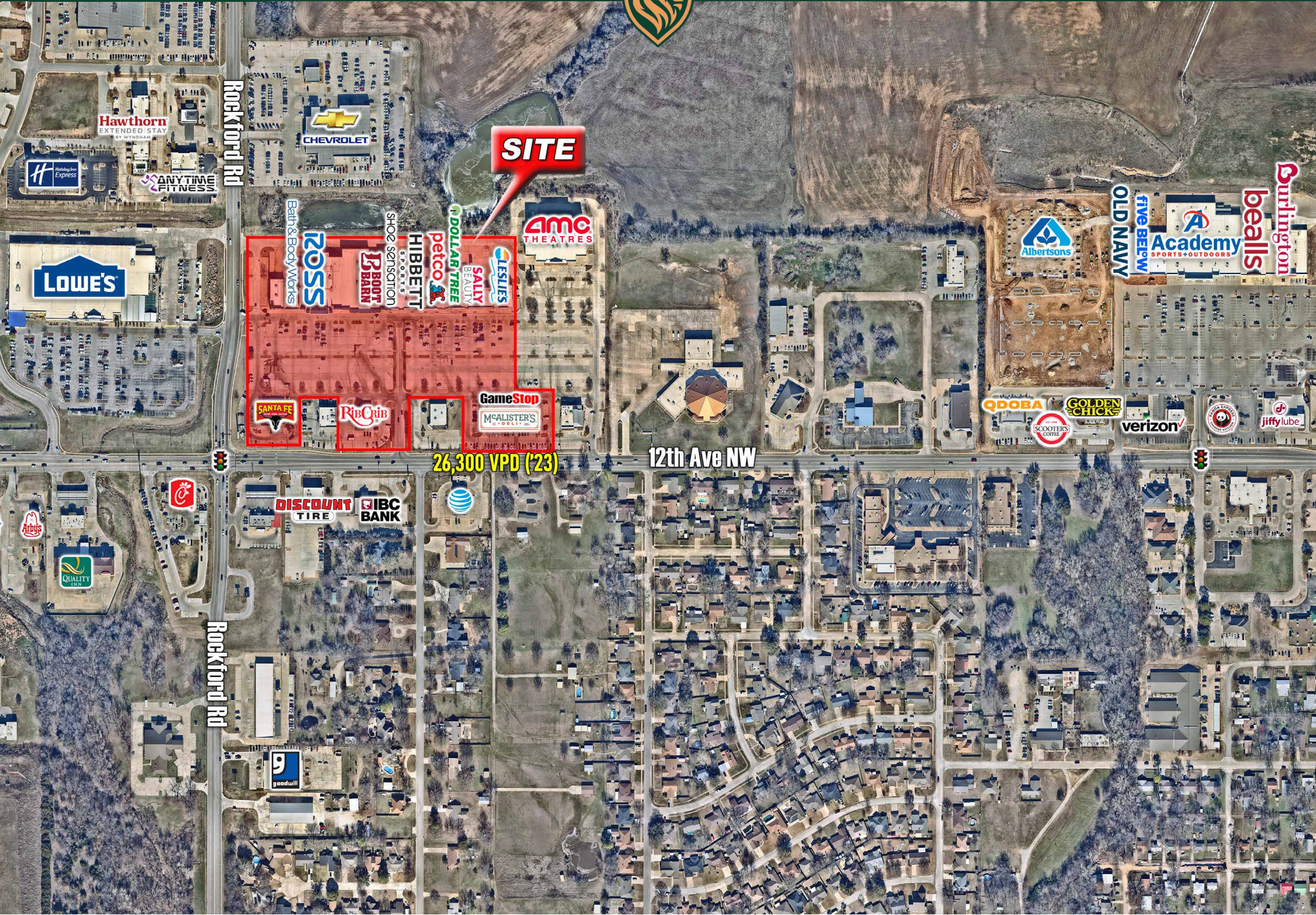
Icon	Radius	Population	Icon	Radius	Population	Icon	Radius	Population	Icon	Radius	Income
Total Population	5 MILES	27,155	Daytime Population	5 MILES	35,211	Total Households	5 MILES	10,967	Avg HH Income	5 MILES	\$78,316
	10 MILES	39,668		10 MILES	43,303		10 MILES	15,781		10 MILES	\$81,415
	25 MILES	77,205		25 MILES	79,322		25 MILES	30,326		25 MILES	\$79,025
	30 MILES	92,998		30 MILES	97,447		30 MILES	36,673		30 MILES	\$78,633

SITE AERIAL



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SITE

26,300 VPD ('23)

12th Ave NW

Rockford Rd

Rockford Rd

Hawthorn
EXTENDED STAY
BY WYNDHAM

Hilton Garden
Express

ANYTIME
FITNESS

CHEVROLET

AMC
THEATRES

ROSS
Bath & Body Works

HIBBETT
SPORTS
SHOE SENSATION

petco
DOLLAR TREE

LESJES
SALTY
BEAUTY

SANTA FE

RicCris

GameStop
MCALISTER'S
PUBLIC

Albertsons

OLD NAVY
FIVE BELOW

Academy
SPORTS+OUTDOORS

bealls
Burlington

QDOBA

GOLDEN
CHICKEN

SCOOTERS
COFFEE

verizon

WALMART
SAVING MONEY

jiffylube

DISCOUNT
TIRE

BANK

AT&T

Arby's

QUALITY
INNS

goodwill

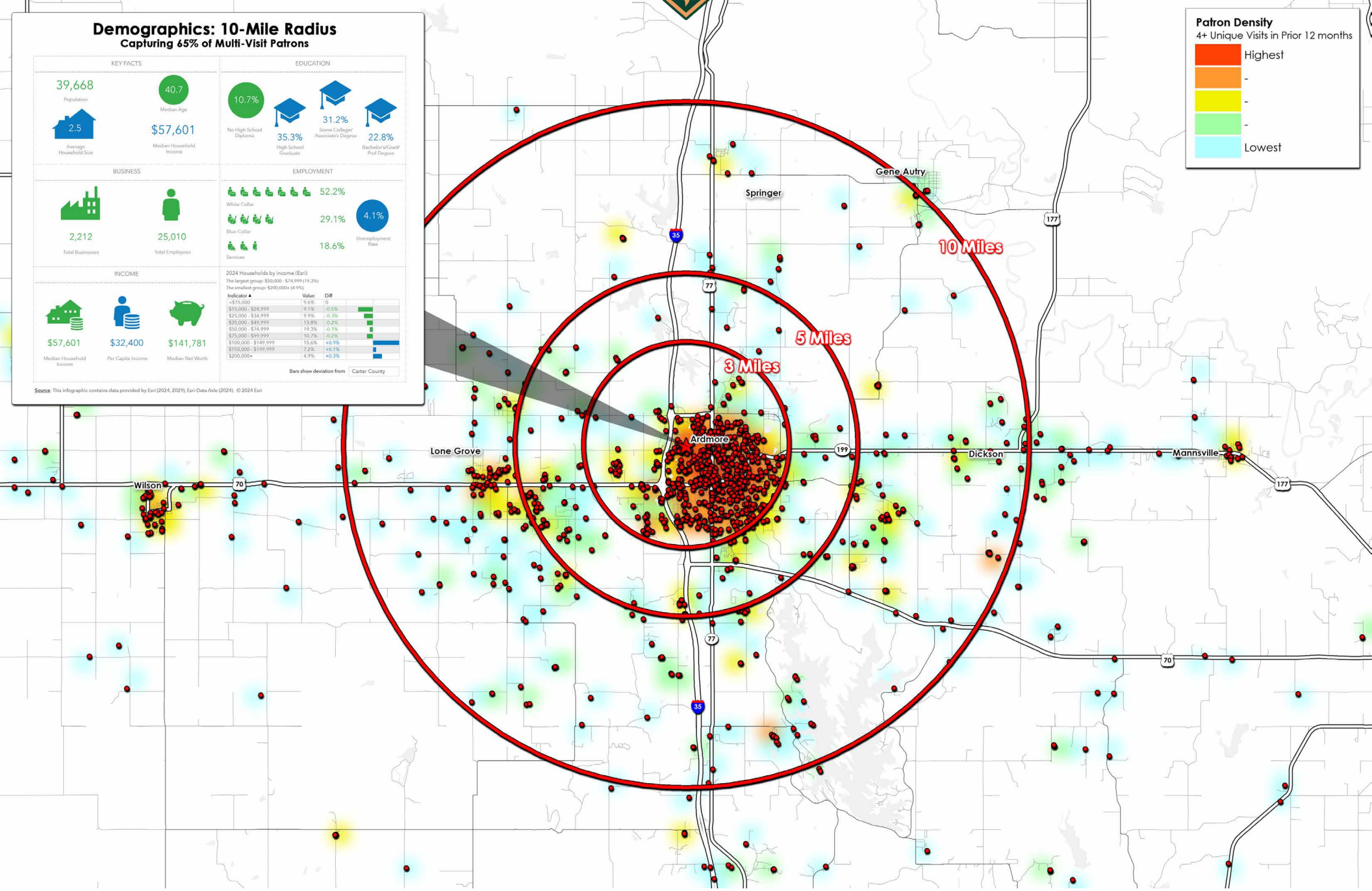
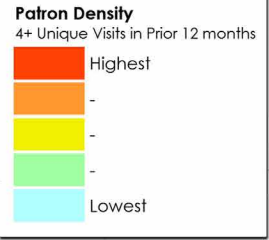
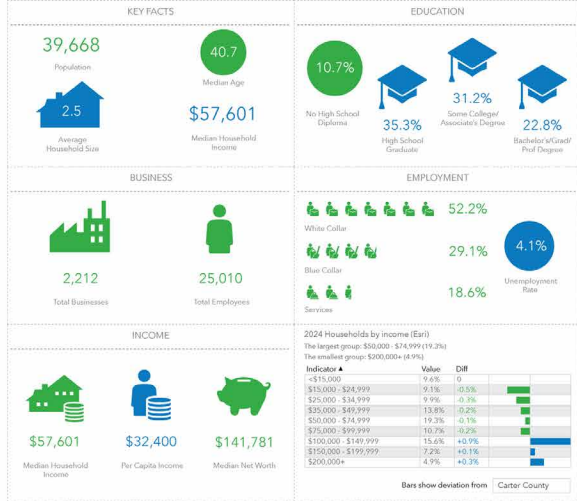
DEMOGRAPHIC MAP



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Demographics: 10-Mile Radius Capturing 65% of Multi-Visit Patrons



Source: This infographic contains data provided by Earl (2024, 2029), Earl Data Advantage (2024). © 2024 Earl