



32,670 SF | 0.75 AC HARD CORNER PAD SITE

Offering Summary

Prime pad site available at a major Edmond intersection. Hard corner pad site adjacent to Firestone and directly across from OU Medical Center. Site located just north of E 2nd St with numerous national retailers including Walmart Neighborhood Market, Target, Lowe's, Ross, Chick-fil-A, Panda Express, Raising Cane's, Freddy's, Starbucks, and more.

Property Info

- 32,670 SF
- 0.75 AC
- Underground detention system in place
- Drive-thru capability
- All curb cuts in place
- Signage in place
- Pad Site is Ready to go!

Traffic Generators

- OU Medical Center
- Mercy Clinic
- University of Central OK
- Target
- Lowe's
- Ross
- Petco
- Walmart NM
- Dollar Tree
- Old Navy
- Stein Mart
- Walgreens

FOR MORE INFORMATION:

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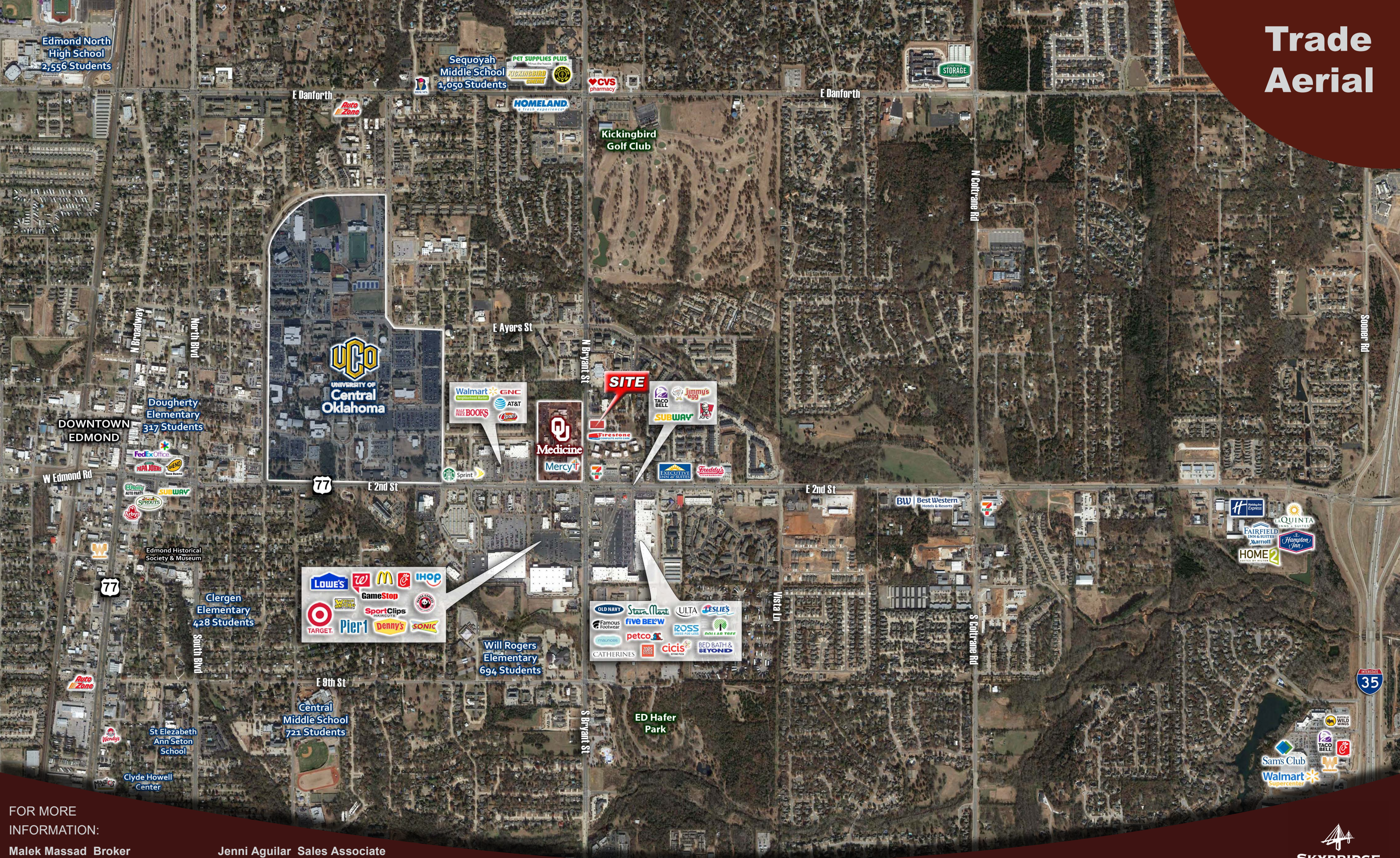
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Trade Aerial



FOR MORE
INFORMATION:

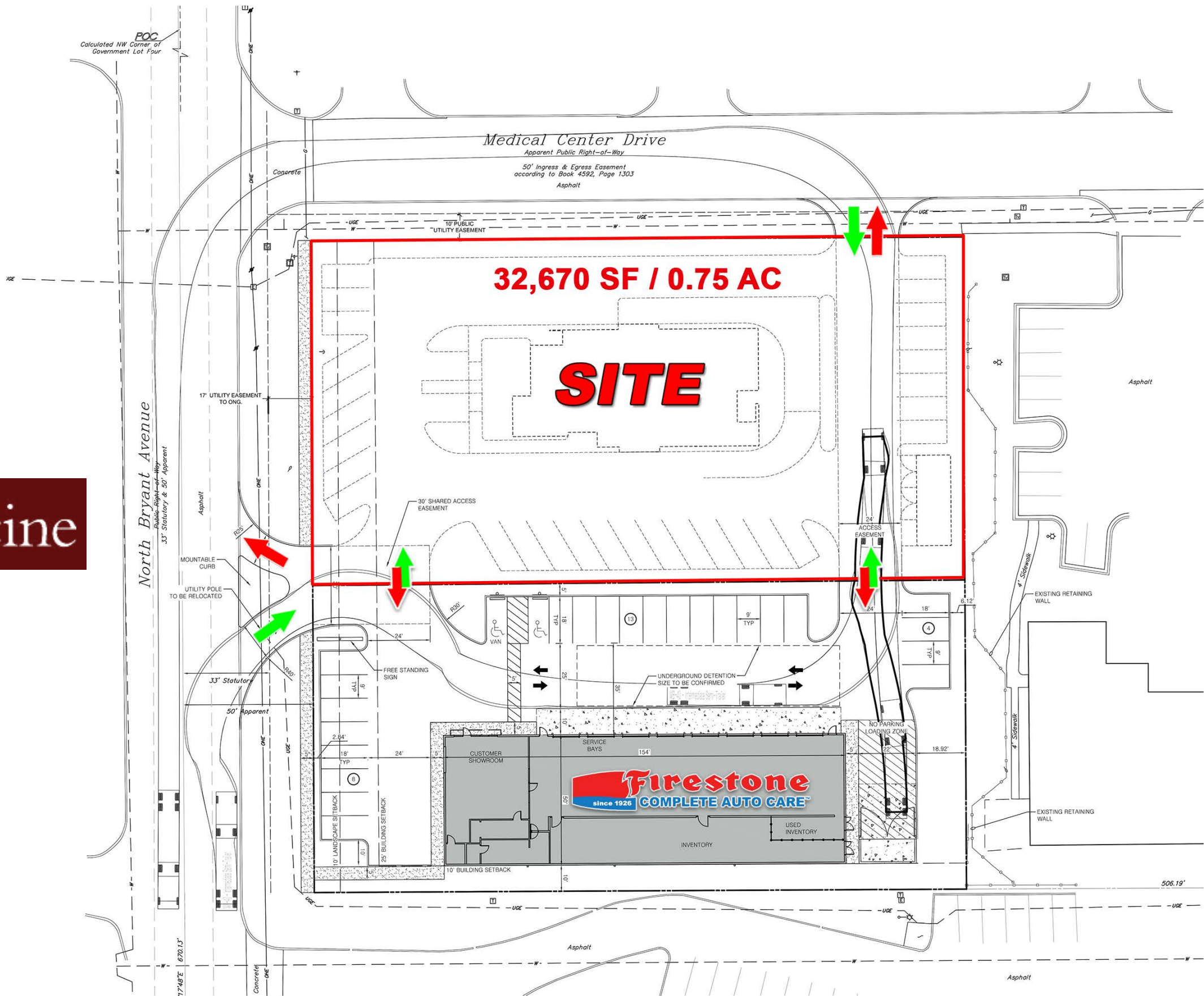
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Site Plan



SITE DATA

LOT AREA:	29,621 S.F. (0.68 AC)
CURRENT ZONING:	NEIGHBORHOOD COMMERCIAL (D-2)
TYPE OF SITE:	FREESTANDING
TYPE OF DEAL:	LAND LEASE
DETENTION REQ'D:	YES
DETENTION LOCATION:	ON-SITE
OPEN SPACE REQ'D:	MIN 10% OF TOTAL SITE

BUILDING DATA

BUILDING PROTO:	8-BAY-FCAC-ER-RIGHT
SHOWROOM AREA	1,149 S.F.
SERVICE AREA	3,872 S.F.
INVENTORY AREA	1,833 S.F.
USED INVENTORY AREA	262 S.F.
ACCESSORY USE AREAS	584 S.F.
FACADE UPGRADES	0 S.F.
TOTAL	7,700 S.F.

PARKING

	REQUIRED	PROVIDED
REQ'D/RATIO:	3 PER BAY	3 PER BAY
PARKING SPACES:	24 SPACES	25 SPACES
ADA SPACES:	2 SPACES	2 SPACES
STALL DIMENSIONS:	9' x 18'	9' x 18'

SETBACKS

	REQUIRED	PROVIDED
STREET (WEST):	25'	25'
SIDE (SOUTH):	10'	10'
REAR:	N/A	N/A
PARKING:	N/A	N/A
LANDSCAPE (STREET) 10'		2.84'

SIGNAGE

SITE	
PYLON SIGN:	S.F.
MONUMENT SIGN:	S.F.
BUILDING	
NORTH:	S.F.
SOUTH:	S.F.
EAST:	S.F.
WEST:	S.F.

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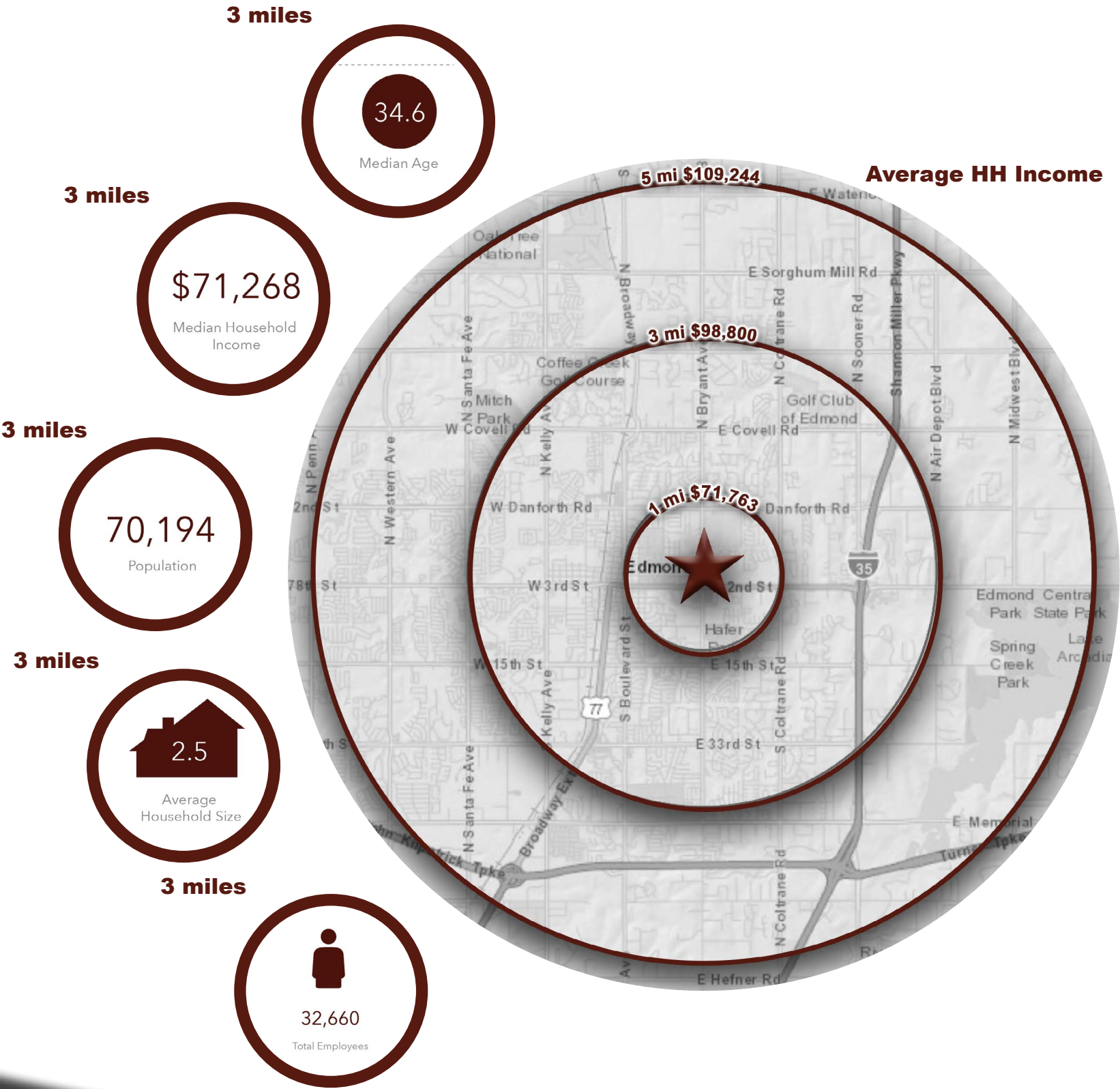
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Demographics



	1 mi	3 mi	5 mi
Population Summary			
2000 Total Population	9,935	55,315	84,844
2010 Total Population	11,624	62,822	107,254
2019 Total Population	12,705	70,194	124,174
2019 Group Quarters	1,170	1,732	2,478
2024 Total Population	13,281	74,047	133,023
2019-2024 Annual Rate	0.89%	1.07%	1.39%
2019 Total Daytime Population	14,032	68,909	114,472
Workers	7,818	35,045	54,495
Residents	6,214	33,864	59,977
Household Summary			
2000 Households	3,970	20,562	30,898
2000 Average Household Size	2.20	2.57	2.65
2010 Households	4,747	24,676	41,013
2010 Average Household Size	2.20	2.47	2.55
2019 Households	5,187	27,345	46,964
2019 Average Household Size	2.22	2.50	2.59
2024 Households	5,425	28,723	50,086
2024 Average Household Size	2.23	2.52	2.61
2019-2024 Annual Rate	0.90%	0.99%	1.30%
2010 Families	2,229	16,166	28,583
2010 Average Family Size	2.88	2.98	3.03
2019 Families	2,388	17,835	32,550
2019 Average Family Size	2.92	3.02	3.08
2024 Families	2,487	18,714	34,698
2024 Average Family Size	2.93	3.03	3.10
2019-2024 Annual Rate	0.82%	0.97%	1.29%
Housing Unit Summary			
2000 Housing Units	4,278	21,556	32,258
Owner Occupied Housing Units	39.6%	65.3%	71.1%
Renter Occupied Housing Units	53.2%	30.1%	24.7%
Vacant Housing Units	7.2%	4.6%	4.2%
2010 Housing Units	5,089	26,098	43,296
Owner Occupied Housing Units	33.6%	60.5%	67.7%
Renter Occupied Housing Units	59.6%	34.0%	27.0%
Vacant Housing Units	6.7%	5.4%	5.3%
2019 Housing Units	5,498	28,522	48,931
Owner Occupied Housing Units	32.0%	59.8%	67.1%
Renter Occupied Housing Units	62.3%	36.0%	28.8%
Vacant Housing Units	5.7%	4.1%	4.0%
2024 Housing Units	5,717	29,799	51,908
Owner Occupied Housing Units	32.8%	60.9%	68.2%
Renter Occupied Housing Units	62.1%	35.5%	28.3%
Vacant Housing Units	5.1%	3.6%	3.5%
Median Household Income			
2019	\$44,741	\$71,268	\$80,574
2024	\$50,775	\$78,965	\$88,445
Median Home Value			
2019	\$255,564	\$226,137	\$249,994
2024	\$273,037	\$244,253	\$274,756
Median Age			
2010	24.7	32.9	34.4
2019	26.9	34.6	36.1
2024	27.5	35.9	37.0
2019 Households by Income			
Household Income Base	5,187	27,345	46,964
<\$15,000	20.4%	9.9%	7.6%
\$15,000 - \$24,999	10.6%	6.3%	5.6%
\$25,000 - \$34,999	9.2%	7.4%	6.4%
\$35,000 - \$49,999	13.7%	12.1%	10.6%
\$50,000 - \$74,999	12.5%	16.1%	16.1%
\$75,000 - \$99,999	9.3%	13.2%	13.2%
\$100,000 - \$149,999	12.3%	17.1%	19.2%
\$150,000 - \$199,999	6.9%	8.6%	10.0%
\$200,000+	5.1%	9.3%	11.2%
Average Household Income	\$71,763	\$98,800	\$109,244

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