

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$13-\$20 SF/yr
NNN Rate:	\$3.40 SF/yr
Building Size:	86,427 SF
Available SF:	1,200 - 2,903 SF
Lot Size:	6.44 Acres
Parking Spaces:	333
Year Renovated:	2024
Zoning:	Commercial
Market:	Edmond
Submarket:	Oklahoma City

PROPERTY 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. Don't miss the chance to secure a space in this dynamic commercial hub that offers exceptional opportunity for success.

PROPERTY HIGHLIGHTS

- High traffic location
- 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

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ADDITIONAL PHOTOS



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SITE PLANS



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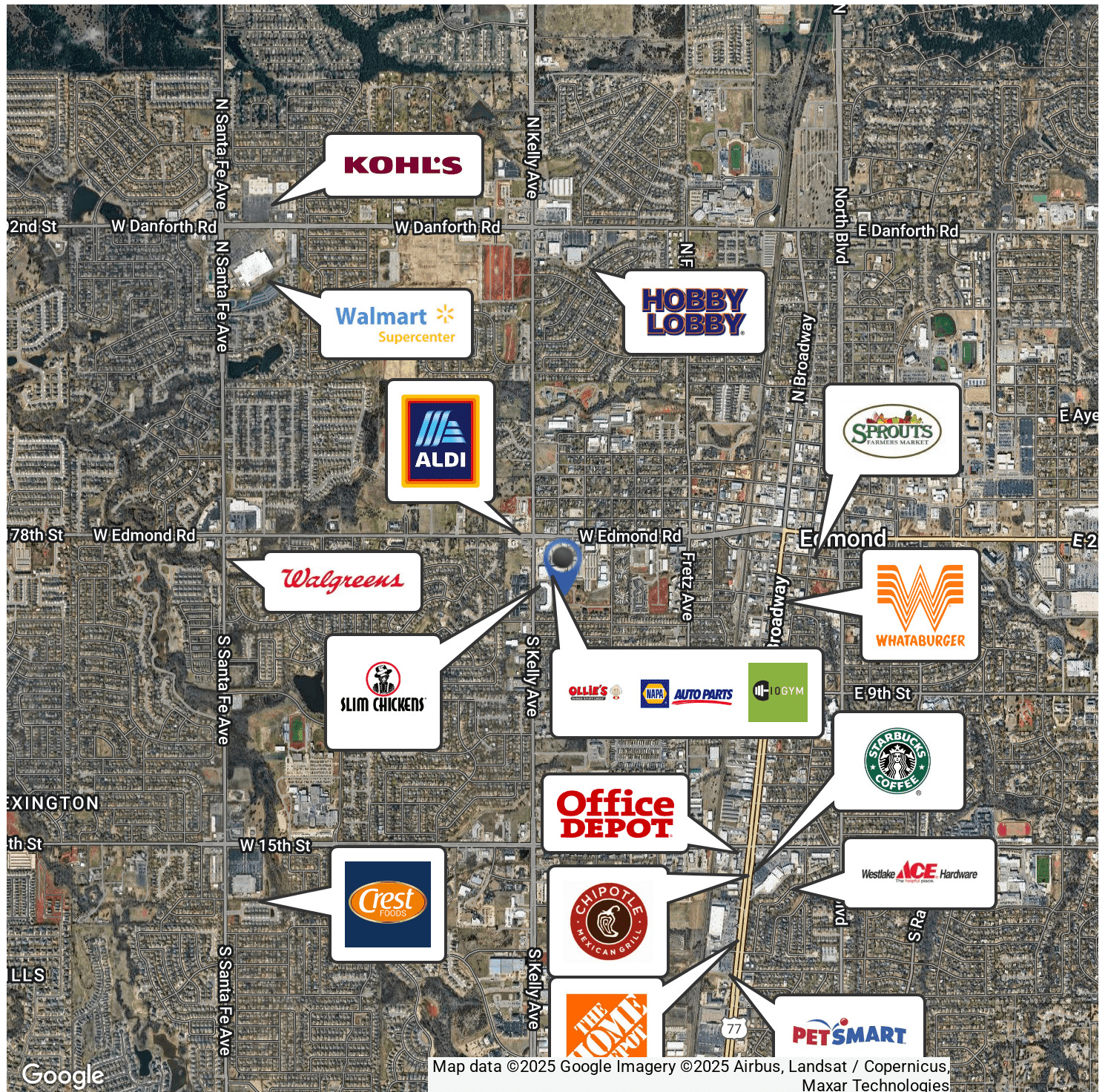


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RETAILER MAP

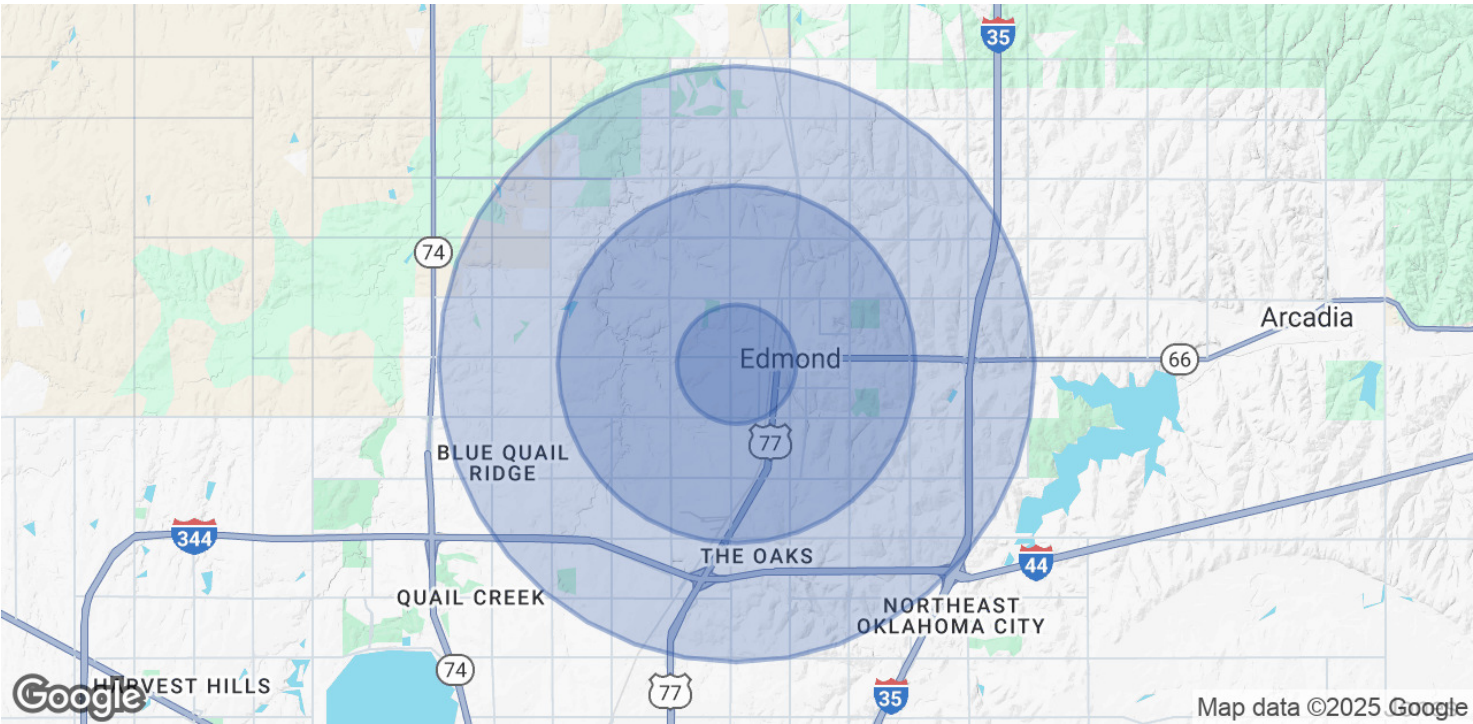


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,458	84,521	165,900
Average Age	37	38	38
Average Age (Male)	35	37	37
Average Age (Female)	39	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,967	33,317	63,951
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$81,460	\$113,877	\$129,150
Average House Value	\$199,792	\$310,355	\$358,138

Demographics data derived from AlphaMap

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