

# KELLY CENTER

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610 SOUTH KELLY AVENUE

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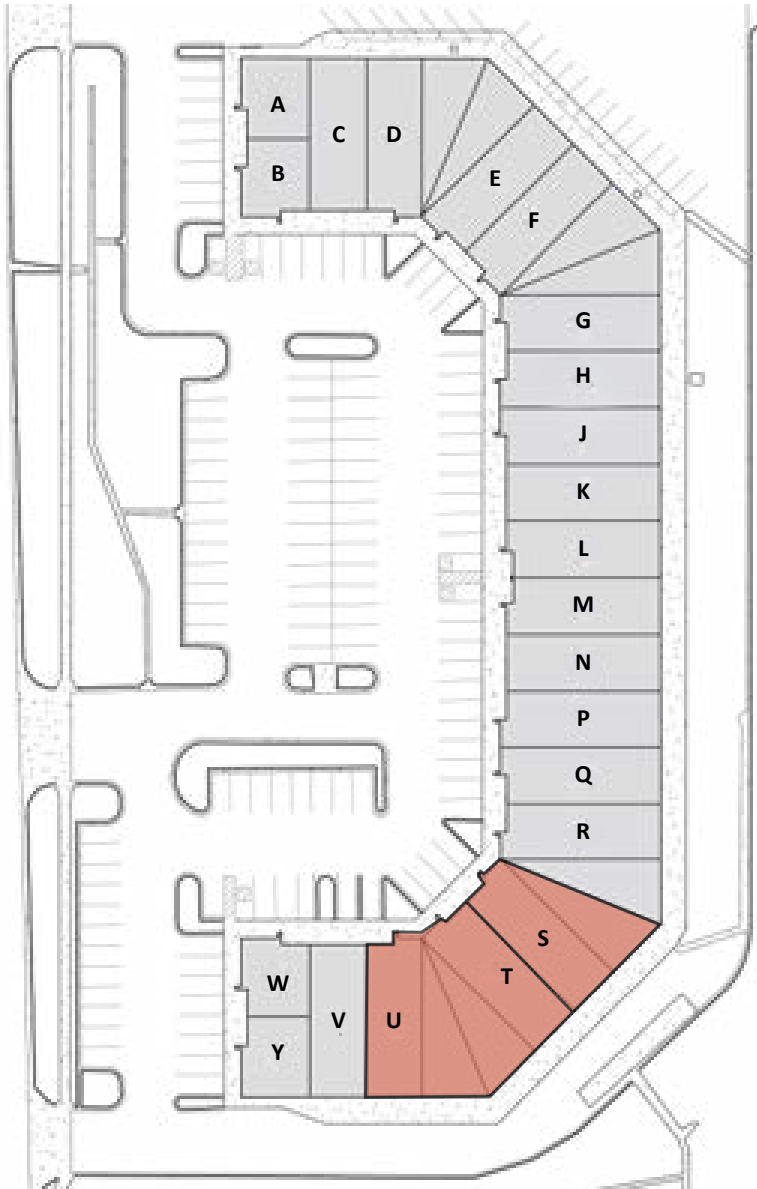
**KELLY CENTER**

Eve's & Lulu D's Salon & Boutique	Dance Makers
Fuqua & LeBlanc Insurance Group	Apex Dance
Cinnamon Bears	Edmond Learning Academy
Alsbaugh Dentistry	

**FOR LEASE** (405) 415-0436



# SITE PLAN



Suite #	Tenant Name	Unit SF
AB	SIX10 NUTRITION	2,100
C	LULU D'S SALON	1,750
D	UPLIFT PELVIC HEALTH	3,500
EF	STAGE 405 THEATRE ARTS STUDIO	5,250
GH	EDMOND MARTIAL ARTS ACADEMY	5,250
J	BRICKSVILLE	1,750
KL	CINNAMON BEARS	3,500
M	RESONATE GIFTS	1,750
N	MICHAEL ALSPAUGH DDS	1,750
PQ	REAL DEALS	3,500
R	EDMOND LEARNING CENTER	2,625
S	AVAILABLE	2,625
T	AVAILABLE	3,500
U	AVAILABLE	1,750
VWY	BLOOMFIELD LEARNING CENTER	3,850
Total		42,700

# PROPERTY OVERVIEW

Kelly Center is a neighborhood shopping center situated along one of the highest traffic counts in Edmond. The Center is just south of Edmond Road on South Kelly Avenue. Having undergone a recent renovation, the completed shopping center features a modern look to complement its premier location. Kelly Center contains a mix of service, fitness, medical, and retail tenants. End cap and inline spaces are now available for lease at competitive rates to qualified tenants.



## DETAILS

Shopping Center (Renovated In 2011)	42,700 sf
Max Contiguous	7,875
Min Contiguous	2,625
Lease Rate	Negotiable
Cam, Taxes, Insurance (est.)	\$3.56/SF

## DETAILS

- Direct to landlord leasing
- High Traffic Counts: Over 26,000 vehicles per day.
- Rapid Growth: within 3 miles, the growth rate is 4.5%; nearly 6X the US average.
- Large Customer Base: Over 150,000 consumers within a 5-mile radius.
- Excellent Visibility: units facing Kelly with both end cap and in-line units for an affordable rate.



## DEMOGRAPHICS

Population	1 Mile	2 Mile	3 Mile
2019 Total Population	12,399	81,876	156,160
2024 Population (est)	12,746	85,075	163,234
Some College or Higher	72.50%	78.93%	81.42%
Population Growth 2010-2019	3.83%	11.65%	14.47%

Household	1 Mile	2 Mile	3 Mile
2019 Total Population	2,070	32,635	61,469
Household Income	\$53,522	\$68,659	\$78,352
Total Consumer Spending (in 1000s)	115,176	872,285	1,778,494

Business	1 Mile
Average rent/SF - Edmond	\$17.78
Traffic Count (Edmond & Kelly)	48,000

Data from Costar.com



W. EDMOND RD

22,000 VPD

26,000 VPD

S. KELLY AVE.

# KELLY CENTER

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