

SHOPPES AT FOX LAKE

941 W I-35 FRONTAGE (E 15TH & I- 35) EDMOND, OK 73034



PROPERTY DESCRIPTION

Property is a 26,802 SF retail center that is a part of a high-traffic Walmart SuperCenter and Sam's Club development and is next to two health facilities - Integris Hospital and Mercy Health. With interstate visibility this high-end development is located in high growth geographic center of Edmond, OK - OKC's preferred suburb which has the highest incomes and best schools of any OKC suburb.

Pylon signage available.

Property is located just north of 15th St. on I-35 Frontage Road in Edmond, OK. Neighbors include:

Sam's Club, Walmart SuperCenter, Integris Edmond Hospital, Mercy Health Complex, MidFirst Bank, Buffalo Wild Wings, Whataburger, Braum's and Circle K.

OFFERING SUMMARY

Lease Rate:	Call For Pricing
Available SF:	2,000 SF
Building Size:	26,802 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 124 - Building 1	Call For Pricing	2,000 SF

GEORGE WILLIAMS, CCIM

gwilliams@priceedwards.com

O: 405.239.1270 C: 405.657.7800

PRICE EDWARDS AND CO.

FOR LEASE

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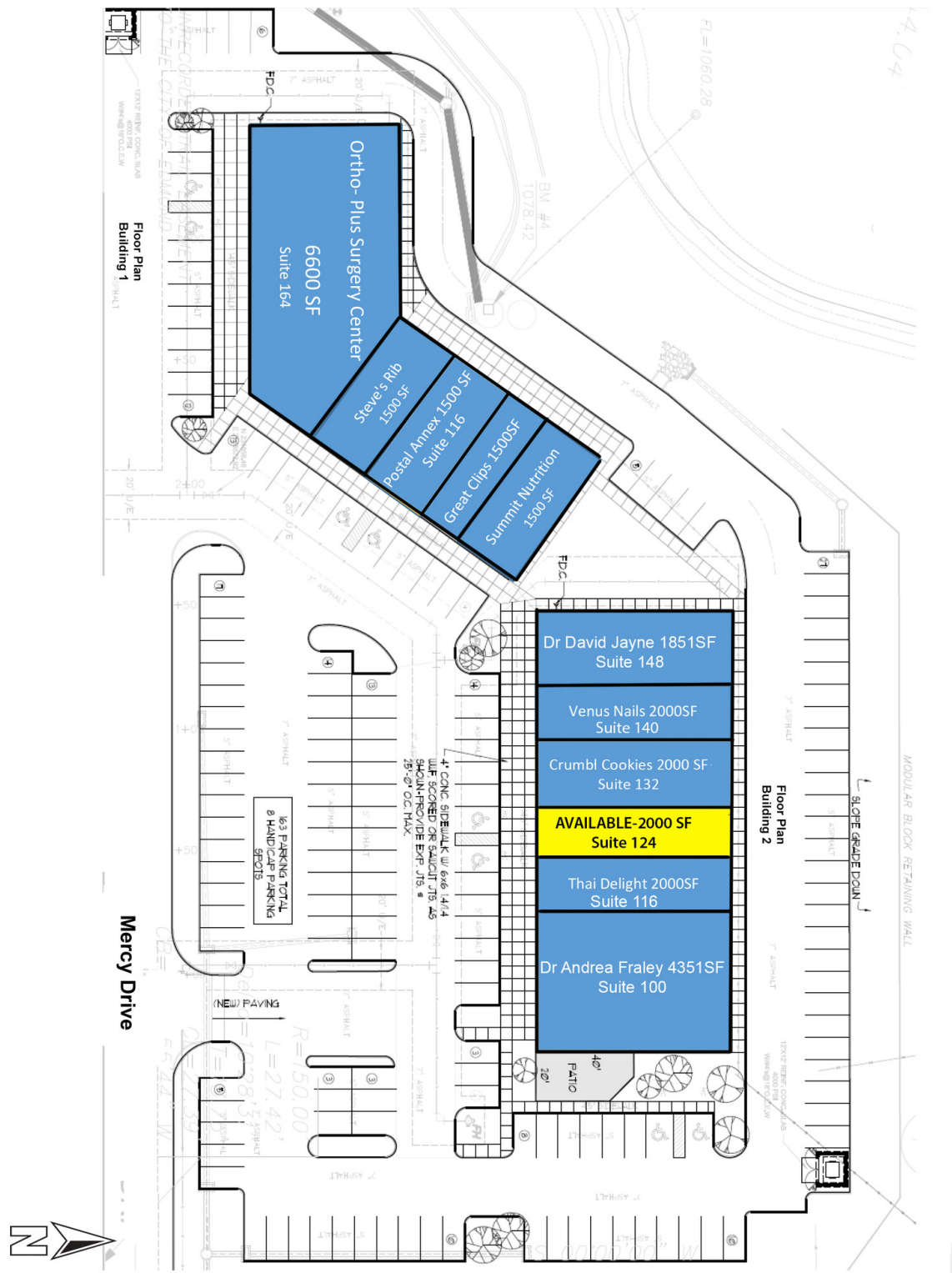
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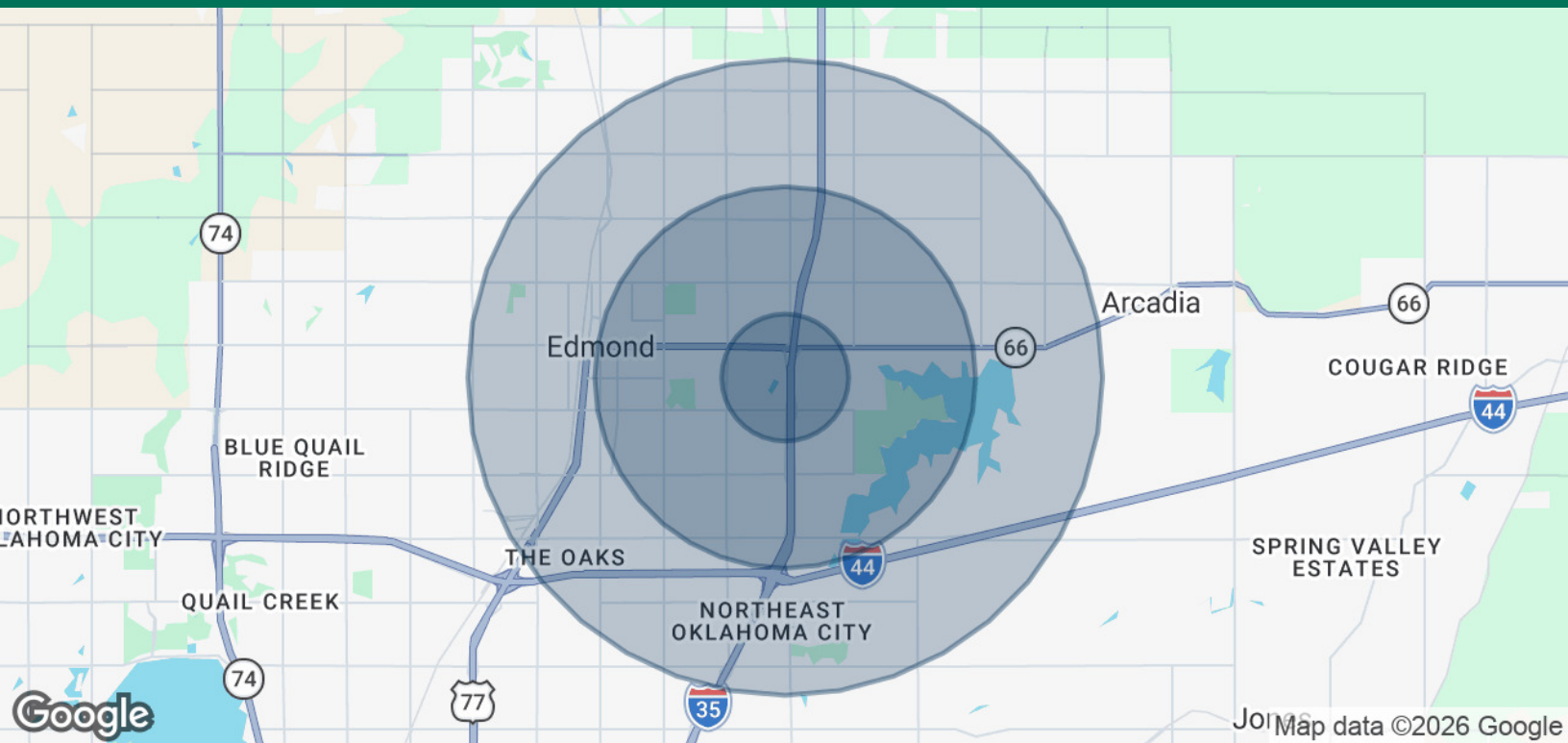
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,869	27,861	73,487
Average Age	32.8	37.0	34.1
Average Age (Male)	28.6	34.2	32.2
Average Age (Female)	36.1	39.3	35.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,543	10,512	27,675
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$95,679	\$107,901	\$91,565
Average House Value	\$442,744	\$287,148	\$278,391

* Demographic data derived from 2020 ACS - US Census

01302026

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