

Plaza At Stephenson Park

140 E. 5th St., Edmond, OK 73034



PROPERTY OVERVIEW

Plaza at Stephenson Park is an extremely unique urban infill mixed-use redevelopment project flanking the only urban park in the city of Edmond. This one of a kind project consists of approximately 11,000 sf of retail, restaurant, creative office as well as an abundance of outdoor space (a rarity in Edmond) including breezeway patio, courtyard patio space, large front plaza prime for placemaking and finally a large green area off the back of the southern most building prime for an outdoor office patio or restaurant patio.

PROPERTY SUMMARY

Available SF:	1,403 - 1,498 SF
Lease Rate:	\$30.00 SF/yr (NNN)
Lot Size:	0.4 Acres
Building Size:	10,973 SF
Year Built:	1960
Renovated:	2022
Zoning:	CBD
Market:	Oklahoma City
Sub Market:	Edmond
Cross Streets:	5th St. / Boulevard

FOR MORE INFORMATION, PLEASE CONTACT:

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Casey Massegee, CCIM Principal | P: 405.285.2100 X102 | cmassegee@grantgroupok.com

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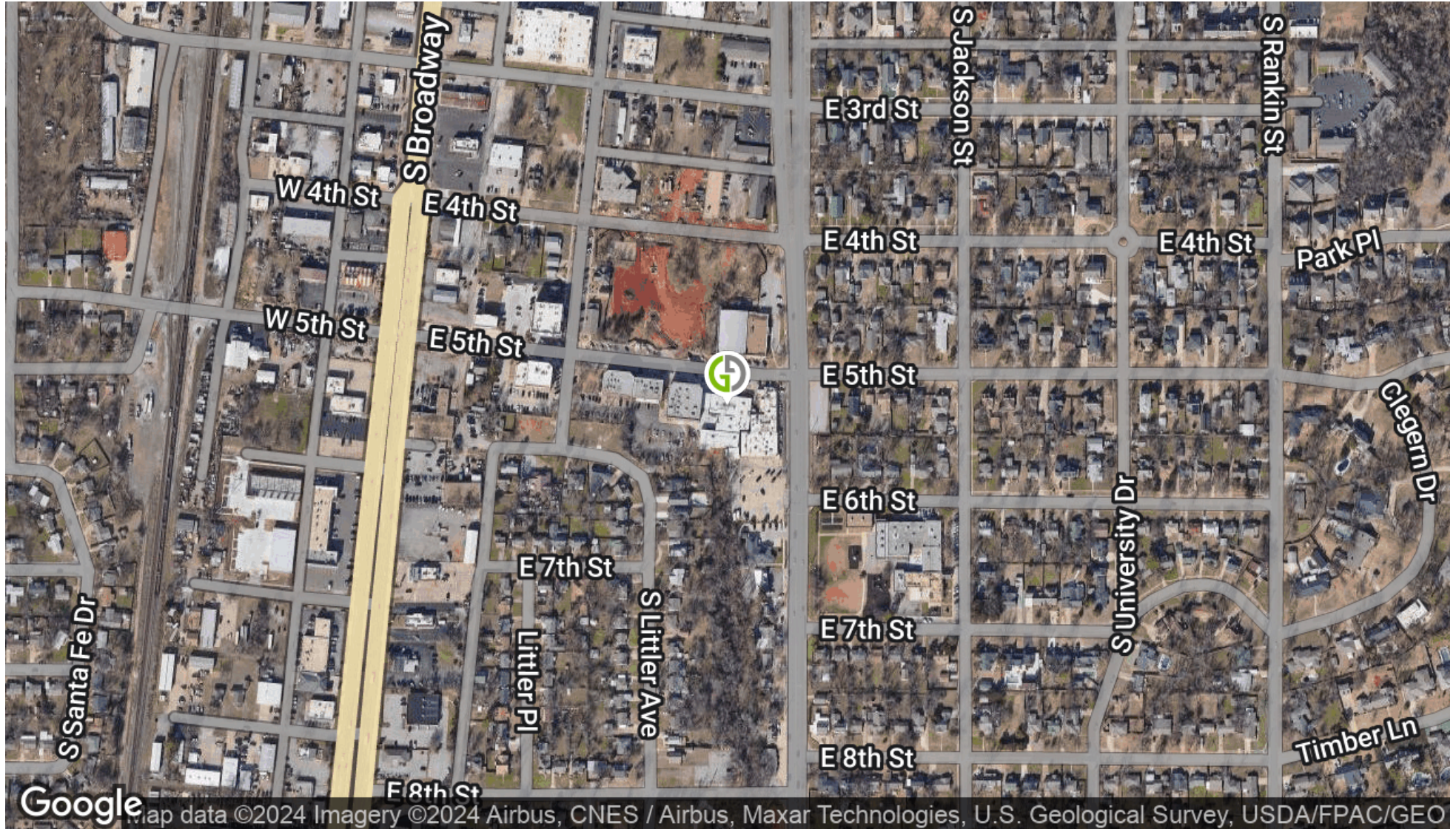
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LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable
Total Space: 1,403 - 1,498 SF Lease Rate: \$30.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 116	-	1,401 - 10,973 SF	NNN	\$30.00 SF/yr
Suite 108	Available	1,498 SF	NNN	\$30.00 SF/yr
Suite 100	-	1,401 SF	NNN	\$30.00 SF/yr
Suite 124	-	1,005 SF	NNN	\$30.00 SF/yr
Suite 132	Available	1,403 SF	NNN	\$30.00 SF/yr
Suite 140	-	2,057 - 4,113 SF	NNN	\$30.00 SF/yr

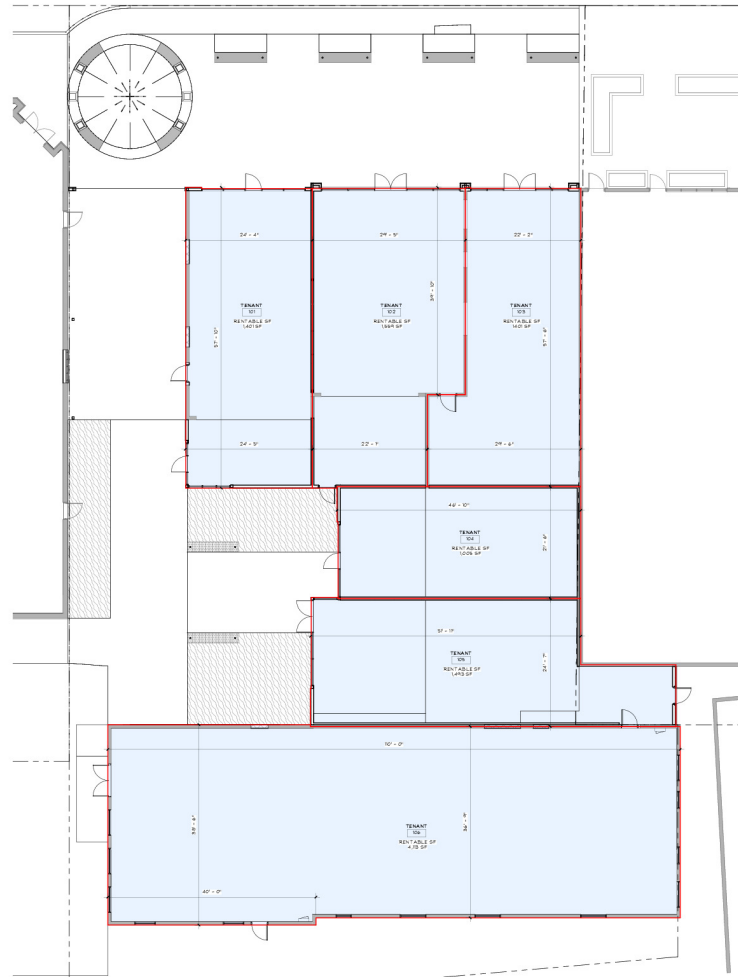
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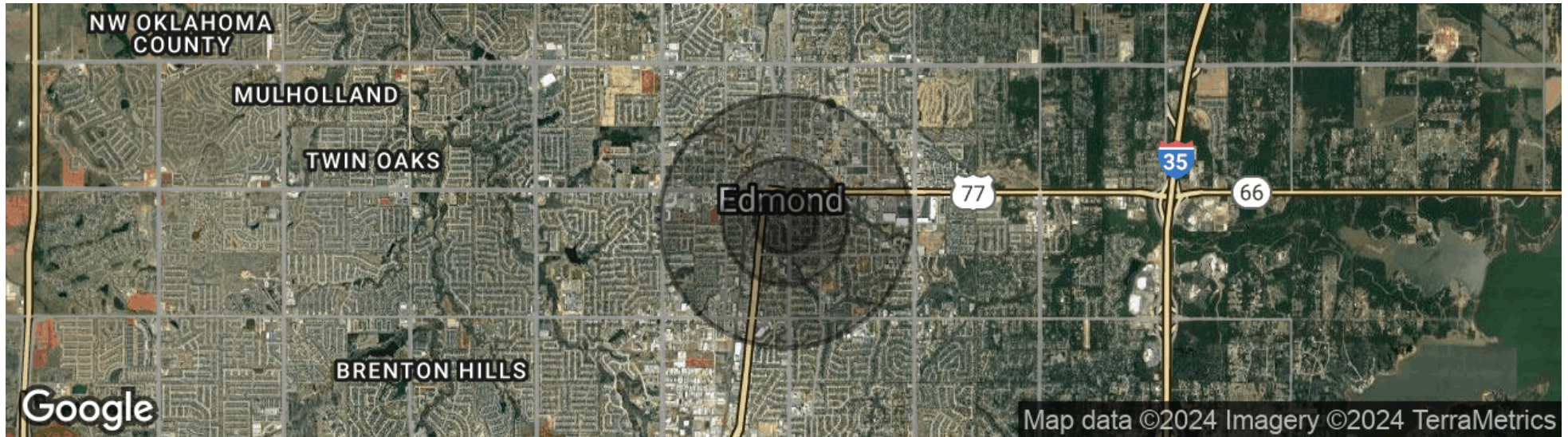
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POPULATION

Total Population
Average Age
Average Age (Male)
Average Age (Female)

0.25 MILES

468
42.0
41.9
48.0

0.5 MILES

1,912
35.5
34.6
40.5

1 MILE

10,255
31.7
29.5
35.7

HOUSEHOLDS & INCOME

Total Households
of Persons per HH
Average HH Income
Average House Value

0.25 MILES

254
1.8
\$70,056
\$130,075

0.5 MILES

912
2.1
\$59,930
\$115,176

1 MILE

4,388
2.3
\$53,909
\$123,137

* Demographic data derived from 2020 ACS - US Census

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CHRIS ANDERSON, CCIM

Principal

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PROFESSIONAL BACKGROUND

Chris Anderson is a principal and one of two managing partners of Grant Group. Chris specializes in the acquisition and disposition of income producing properties with an emphasis on car washes, self storage, multifamily and net leased buildings.

Prior to forming Grant Group, Chris was both a top performing investment advisor for another prominent commercial real estate firm in Oklahoma as well as an associate for a well known real estate investment trust (REIT) that owns and operates over 26,000 apartment units and roughly 2,000,000 SF of retail space stretching from New Jersey to Florida and throughout the central U.S. in states such as Oklahoma, Kansas and Missouri. Chris was responsible for overseeing all aspects of leasing and marketing for the firm's Oklahoma portfolio. He was also an integral part of a small group of individuals that evaluated potential acquisitions for the company.

Chris attended the University of Central Oklahoma where he studied business administration. He holds the very prestigious Certified Commercial Investment Member (CCIM) designation which approximately only 6% of the 150,000 commercial practitioners nationwide hold.

Chris currently serves on the Board of Directors for the Edmond Chamber of Commerce as well as the Edmond Park and Recreation Board.

He is also a member of the National Association of Realtors (NAR), Realtors Commercial Alliance (RCA) and the Commercial Real Estate Council (CREC).

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CASEY MASSEGEE, CCIM

Principal

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Direct: 405.285.2100 x102 | **Cell:** 405.410.5406

PROFESSIONAL BACKGROUND

Casey Massegee is a principal and one of two managing partners of The Grant Group, a full service commercial real estate firm located in Edmond, Oklahoma. Casey specializes in the acquisition and disposition of income producing properties such as apartment buildings, self storage facilities, and net lease investments.

Casey brings an array of additional tools to the table through his in depth and real world experience in not only brokerage and financial analysis but also property management, rehabilitation/repositioning as well as new construction.

Prior to forming The Grant Group, Casey was a top performing investment advisor for another prominent commercial real estate firm in Oklahoma. In addition to holding his broker's license, Casey has also obtained his NASD securities and insurance licenses and has obtained the prestigious Certified Commercial Investment Member (CCIM) designation. Only 6% of the estimated 150,000 commercial real estate practitioners nationwide hold the CCIM designation, which reflects not only the caliber of the program but also why it is one of the most coveted and respected designations in the commercial real estate industry.

Casey is a graduate of the University of Oklahoma with a BA in Marketing. He is a member of the National Association of Realtors (NAR), Realtors Commercial Alliance (RCA), the Commercial Real Estate Council (CREC) and the Certified Commercial Investment Member network (CCIM).

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