

EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|-----------------|------------------|
| Lease Rate: | \$9-\$18 SF/yr |
| NNN Rate: | \$3.40 SF/yr |
| Building Size: | 86,427 SF |
| Available SF: | 1,400 - 5,803 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. The Landlord is currently offering FREE RENT by giving one (1) month of Free Rent per Lease Year on all new leases.

PROPERTY HIGHLIGHTS

- Free Rent and Build Out Time with all New Leases
- 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

KELLY PLAZA

EDMOND, OK

TENANT LIST



| SUITE | TENANT | SF |
|------------------|---------------------------------|---------------|
| 304 | Urgent Pet Care | 3,886 |
| 320 | AVAILABLE | 1,752 |
| 328 | Picnic Table | 2,137 |
| 336 | Check N Go | 1,200 |
| 340 | The Brow Bar | 1,200 |
| 344 | Bo Rah Lee - Pooches Hair Salon | 1,200 |
| 352 | Vu's Fabric | 3,600 |
| 356 | AVAILABLE | 1,690 |
| 360 | AVAILABLE | 1,210 |
| 364-368 | AVAILABLE | 2,903 |
| 804 | NAPA Auto Parts | 9,218 |
| 808-824 | 10Gym | 23,615 |
| 828-834-840 | Ollie's | 24,083 |
| 822A | AVAILABLE | 1,400 |
| 822C | Life Pro Safety | 1,000 |
| 822E | RR Wine and Spirits | 1,600 |
| 822F | Adu Massage & Spa | 1,600 |
| 822H | Brazil Store | 800 |
| 822I | Upstate Hair Designs | 797 |
| 822J | Fashion Nails | 800 |
| PAD | WeeKie Credit Union | |
| TOTAL GLA | | 85,691 |

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SUITE 336



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SUITE 822 A



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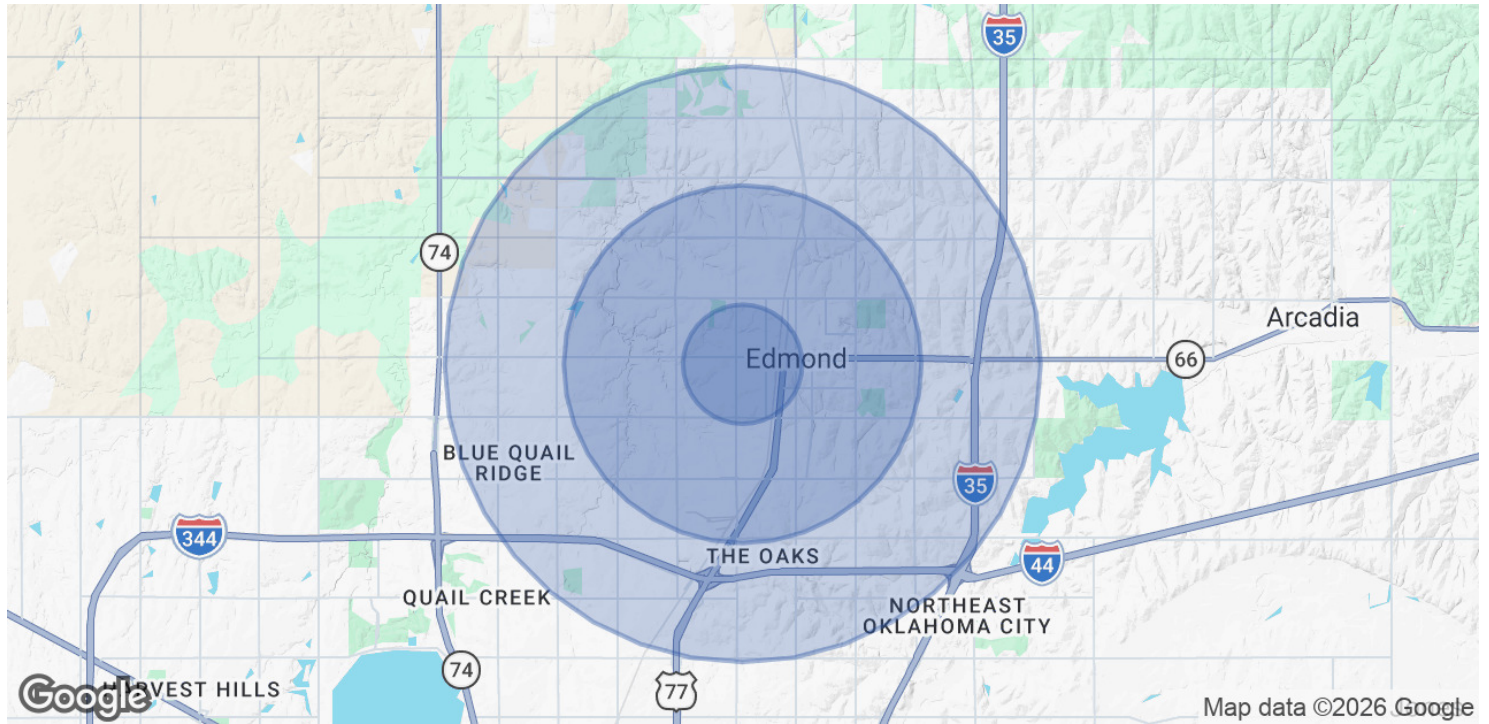
RETAILER MAP



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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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