

**1,850 SF  
AVAILABLE**



**Property Highlights:**

- Located at the southwest quadrant of N Kelley Ave & W Danforth Rd in Edmond
- Available: 1,850 SF
- Space Type: Office/Retail
- Lease Type: NNN
- Lease Rate: Please call
- Strong traffic counts
- Half-million-dollar remodel completed in 2024

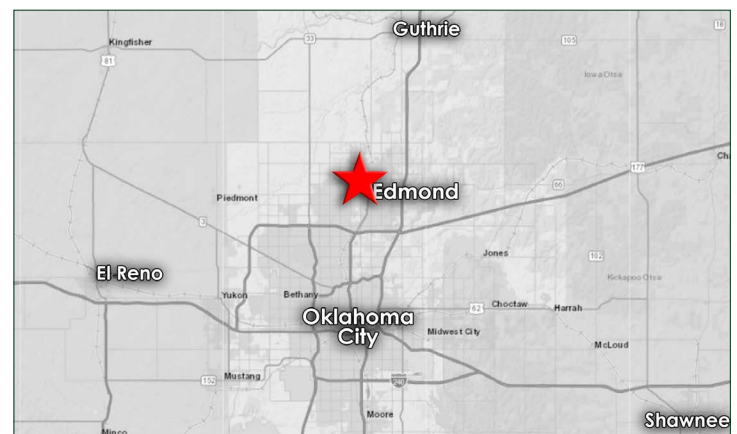
**Traffic Counts:**

N Kelly Ave: 22,000 VPD (ODOT 2019)

W Danforth Rd: 18,300 VPD (ODOT 2022)

**Demographics:**

	1 Mile	3 Miles	5 Miles
2025 Population	11,044	81,190	164,139
Daytime Population	8,614	74,814	149,205
Avg. HH Income	\$91,642	\$131,221	\$146,095



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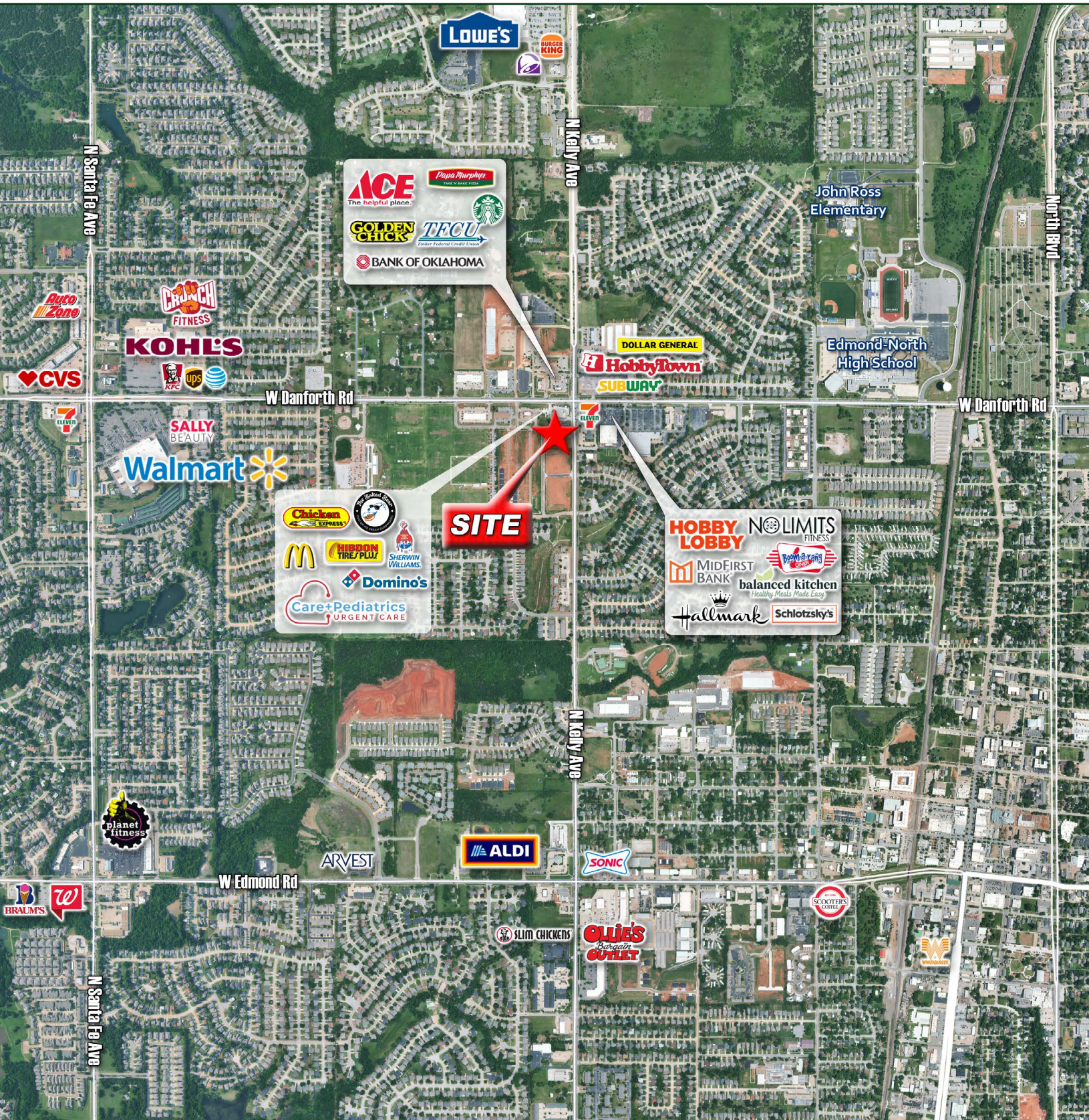




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