



OFFICE/RETAIL SPACE FOR LEASE

1221 N Kelly Ave
Edmond, OK 73003

**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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The information contained herein is deemed reliable; however, no warranties, guarantees or representations are made to the accuracy thereof. The presentation of this information is submitted subject to change in conditions and price, corrections, errors, and omissions, and/or withdrawal without notice.

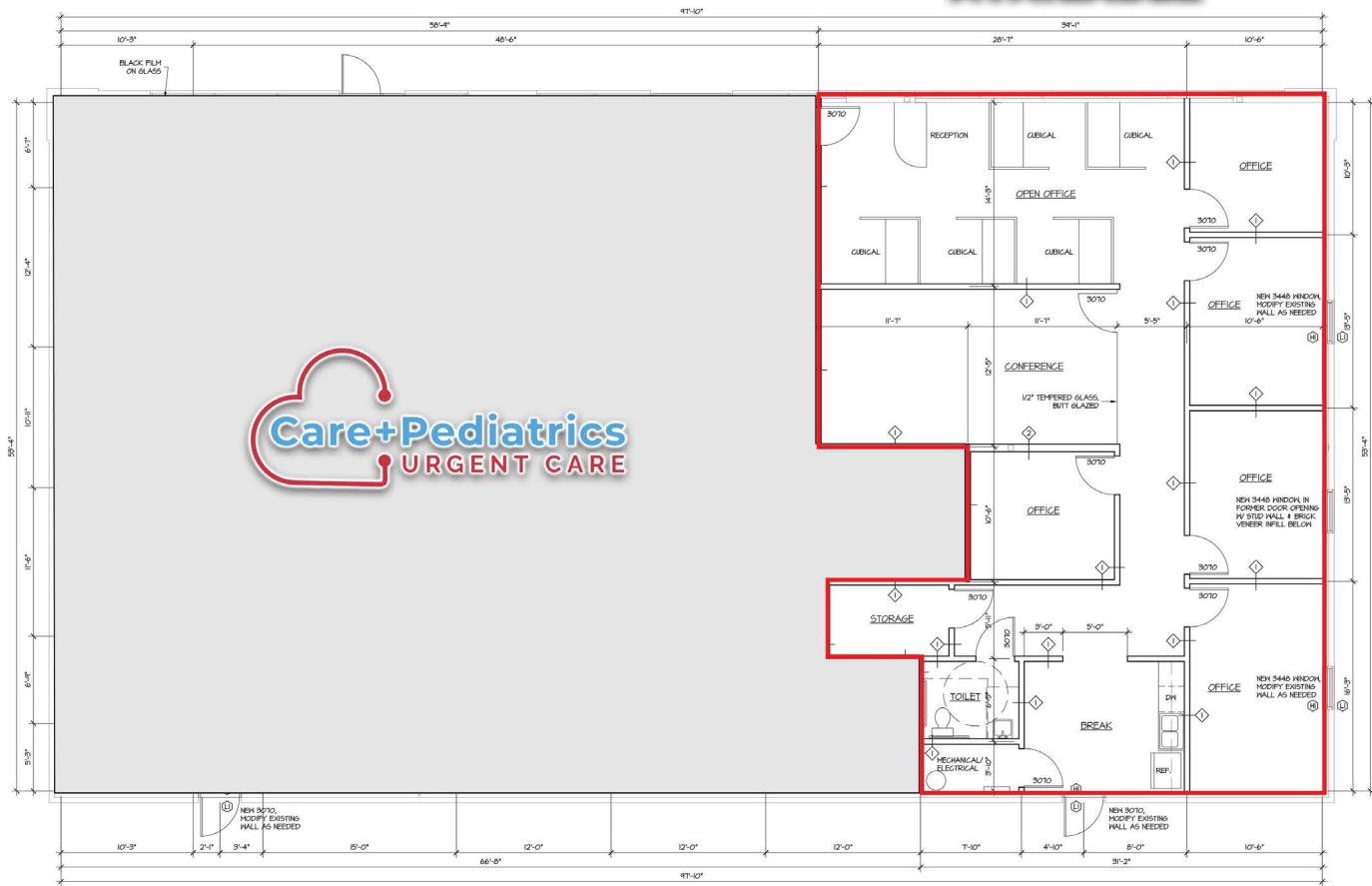


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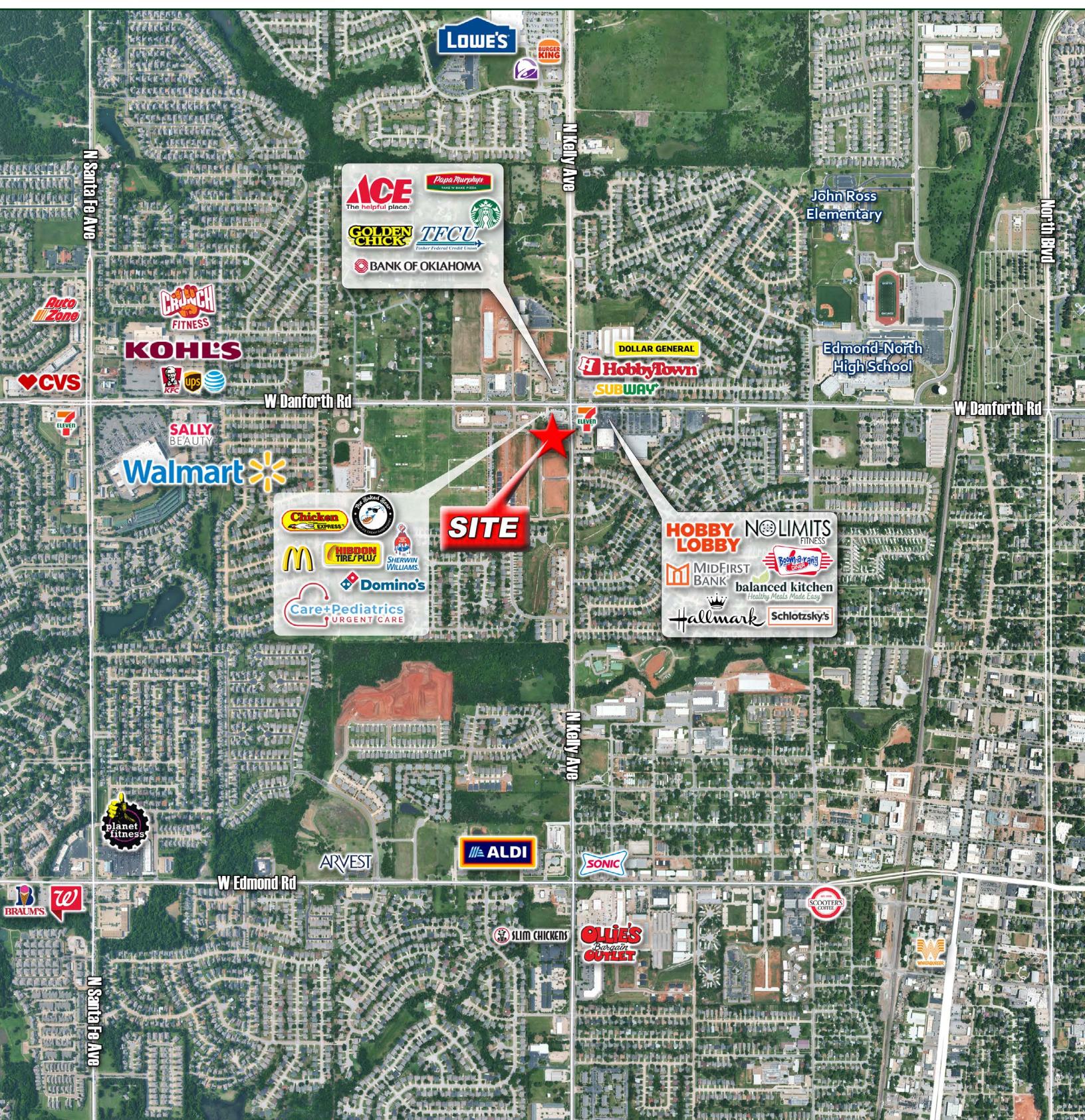
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