

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (NNN)
NNN Rate:	\$8.00 SF/yr
Building Size:	17,243 SF
Available SF:	2,954 SF
Lot Size:	1.74 Acres
Year Built:	2017
Zoning:	Commercial
Market:	Edmond
Submarket:	Oklahoma City

### PROPERTY OVERVIEW

High traffic 2nd Gen Restaurant leasing opportunity in NW Edmond. Market Square features a variety of local and national tenants, including Uptown Grocery, The Garage, Pie Five, and more. The center has been locally owned and managed since 2018.

### PROPERTY HIGHLIGHTS

- 2nd Generation Restaurant
- 12 FT Vent Hood, Walk In Cooler, Walk In Freezer
- High Visibility
- Regional Draw
- Strong Demographics
- Retail/Service Oriented Co-Tenants

AJ TOLBERT  
630.843.1989  
aj@creekcre.com

ETHAN SLAVIN  
405.830.0252  
ethan@creekcre.com

ADEN STRUBLE  
405.210.3910  
aden@creekcre.com

## ADDITIONAL PHOTOS



AJ TOLBERT  
630.843.1989  
aj@creekcre.com

ETHAN SLAVIN  
405.830.0252  
ethan@creekcre.com

ADEN STRUBLE  
405.210.3910  
aden@creekcre.com

## ADDITIONAL PHOTOS



AJ TOLBERT  
630.843.1989  
aj@creekcre.com

ETHAN SLAVIN  
405.830.0252  
ethan@creekcre.com

ADEN STRUBLE  
405.210.3910  
aden@creekcre.com

## RETAILER MAP

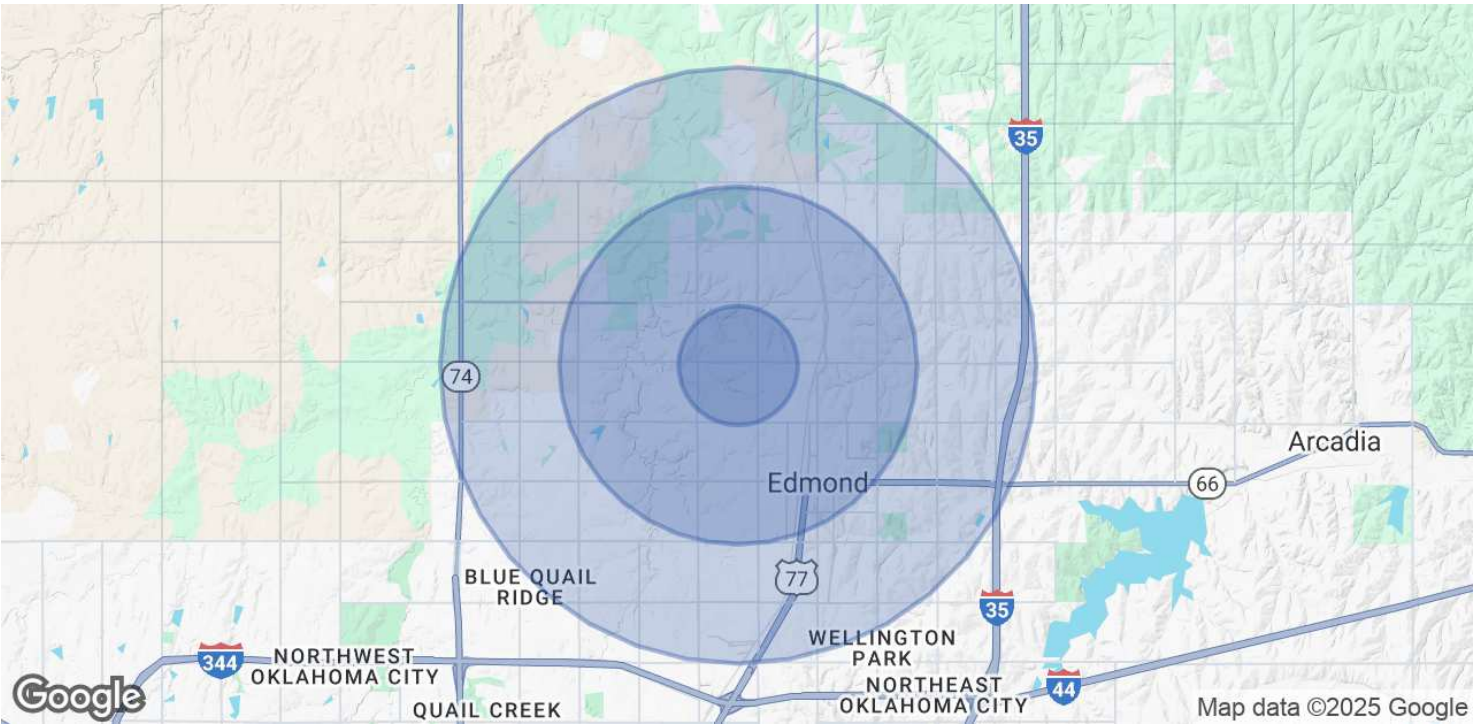


AJ TOLBERT  
630.843.1989  
aj@creekcre.com

ETHAN SLAVIN  
405.830.0252  
ethan@creekcre.com

ADEN STRUBLE  
405.210.3910  
aden@creekcre.com

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,963	48,653	110,375
Average Age	33.3	33.5	33.8
Average Age (Male)	33.9	32.4	32.6
Average Age (Female)	32.8	34.7	34.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,843	18,365	41,212
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$103,173	\$86,696	\$93,861
Average House Value	\$234,165	\$246,305	\$237,125

\* Demographic data derived from 2020 ACS - US Census