

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$9-\$18 SF/yr
NNN Rate:	\$3.40 SF/yr
Building Size:	86,427 SF
Available SF:	1,690 - 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

- Drive-through available
- 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

aj@creekcre.com  
630.843.1989  
AJ TOLBERT

aden@creekcre.com  
405.210.3910  
ADEN STRUBLE

## ADDITIONAL PHOTOS



aj@creekcre.com  
630.843.1989  
AJ TOLBERT

aden@creekcre.com  
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## SUITE 356



aj@creekcre.com  
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## SUITE 364



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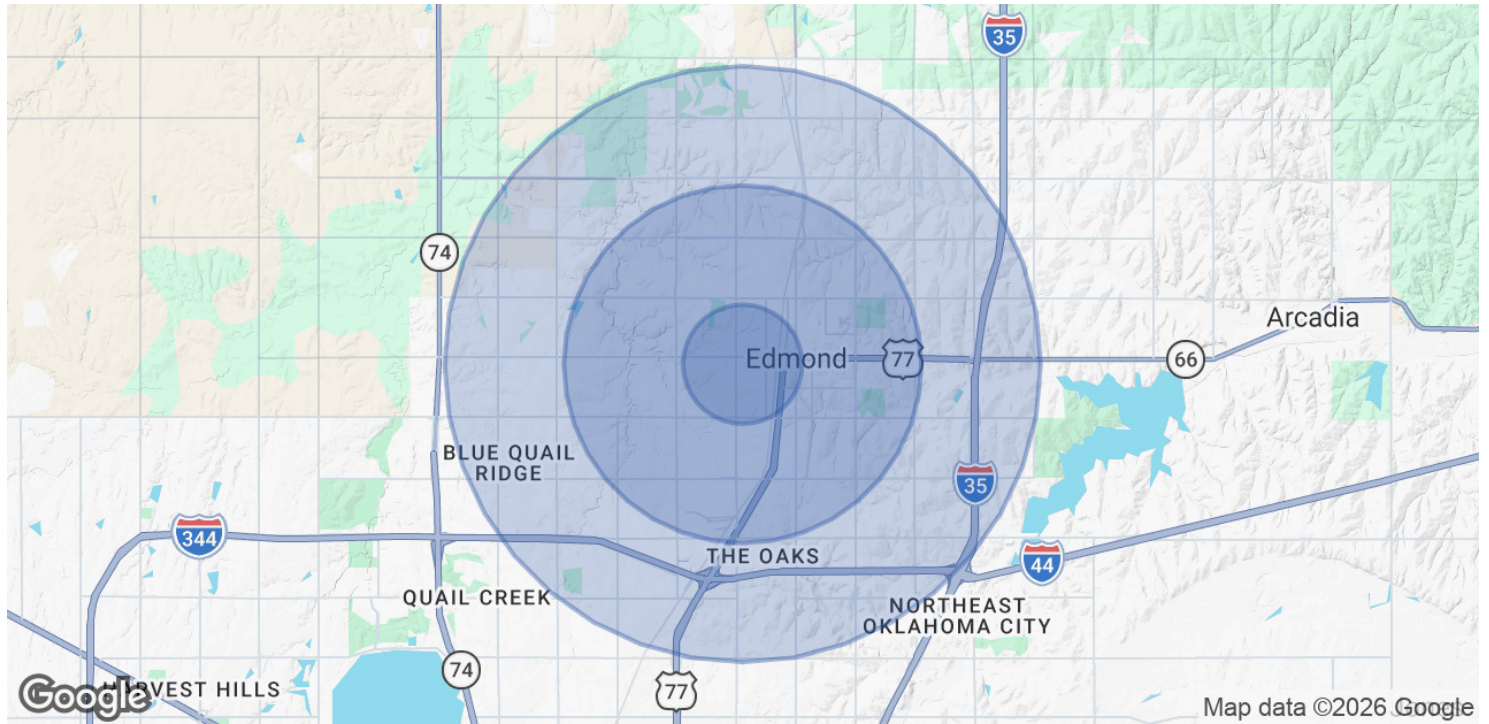
## RETAILER MAP



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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

2020 American Community Survey (ACS)

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