

KELLY CENTER

610 SOUTH KELLY AVENUE

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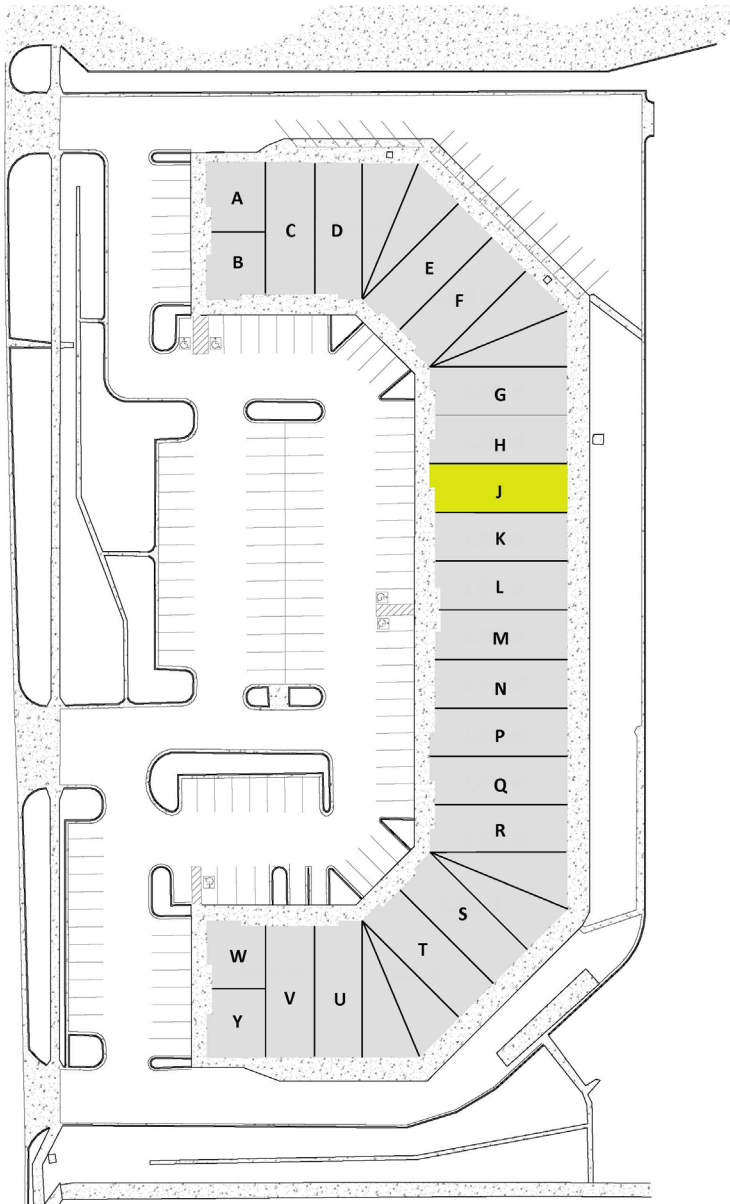
Eye's & Lash's Salon & Eyebrow	Dance Masters
Prose & Lashes Eyebrow Shop	Academy
Climaxion Bar	College Learning Center
Alpough Beauty	

FOR LEASE (405) 415-0430

Prose & Lashes



SITE PLAN



Suite #	Tenant Name	Unit SF
AB	SIX10 Nutrition	2,100
CD	EVE'S OF EDMOND SALON & BOUTIQUE	5,250
EF	APEX DANCE STUDIO	5,250
GH	EDMOND MARTIAL ARTS ACADEMY	5,250
J	VACANT	1,750
KL	CINNAMON BEARS	3,500
M	STAGE 405	1,750
N	MICHAEL ALSPAUGH DDS	1,750
PQ	REAL DEALS	3,500
R	EDMOND LEARNING CENTER	2,625
STU	DANCE MAKERS	7,875
VWY	BLOOMFIELD LEARNING CENTER	3,850
Total		42,700

PROPERTY OVERVIEW

Kelly Center is a neighborhood shopping center situated along one of the highest traffic counts in Edmond. The Center is just south of Edmond Road on South Kelly Avenue. Having undergone a recent renovation, the completed shopping center features a modern look to complement its premier location. Kelly Center contains a mix of service, fitness, medical, and retail tenants. End cap and inline spaces are now available for lease at competitive rates to qualified tenants.



DETAILS

Shopping Center (Renovated In 2011)	42,700 SF
Max Contiguous	3,850
Min. Contiguous	3,850
Lease Rate	Negotiable
Cam, Taxes, Insurance (est.)	\$2.31/SF

HIGHLIGHTS

- Direct to landlord leasing
- High Traffic Counts: Over 26,000 vehicles per day.
- Rapid Growth: within 3 miles, the growth rate is 4.5%; nearly 6X the US average.
- Large Customer Base: Over 150,000 consumers within a 5-mile radius.
- Excellent Visibility: units facing Kelly with both end-cap and in-line units for an affordable rate.

KELLY CENTER

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DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2019 Total Population	12,399	81,876	156,160
2024 Population (est)	12,746	85,075	163,234
Some College or Higher	72.50%	78.93%	81.42%
Population Growth 2010-2019	3.83%	11.65%	14.47%

HOUSEHOLD	1 MILE	3 MILE	5 MILE
2019 Total Households	5,070	32,635	61,469
Household Income	\$53,522	\$68,659	\$78,352
Total Consumer Spending (in 1000s)	115,176	872,285	1,778,494

BUSINESS	
Average rent/SF - Edmond	\$17.78
Traffic Count (Edmond & Kelly)	48,000

Data from Costar.com



22,000 VPD

W. EDMOND RD

29,000 VPD

S. KELLY AVE.

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