

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$34.00 SF/yr
NNN Rate:	\$8.00 SF/yr
Building Size:	17,243 SF
Available SF:	2,488
Lot Size:	1.74 Acres
Year Built:	2017
Zoning:	Commercial
Market:	Edmond
Submarket:	Oklahoma City

### PROPERTY OVERVIEW

Endcap restaurant space with drive-thru available at 1380 W Covell Rd in Edmond, located in the highly desirable Market Square at Covell Village retail center. Formerly occupied by Pie Five Pizza, the space is surrounded by strong co-tenancy including Pure Barre, All About Cha, and other service and restaurant users that drive steady traffic to the center. Positioned along the busy Covell Rd corridor near Kelly Ave, the property sits in the heart of a rapidly growing North Edmond trade area with strong household incomes and dense surrounding neighborhoods. Ideal for restaurant, coffee, or quick-service concepts seeking a high-visibility location.

### PROPERTY HIGHLIGHTS

- Endcap space with drive-thru
- Former Pie Five Pizza restaurant space
- Located in Market Square at Covell Village
- Strong co-tenancy including Pure Barre, Club Pilates, Three Dog Bakery, and service retail
- Excellent visibility along Covell Rd

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## ADDITIONAL PHOTOS



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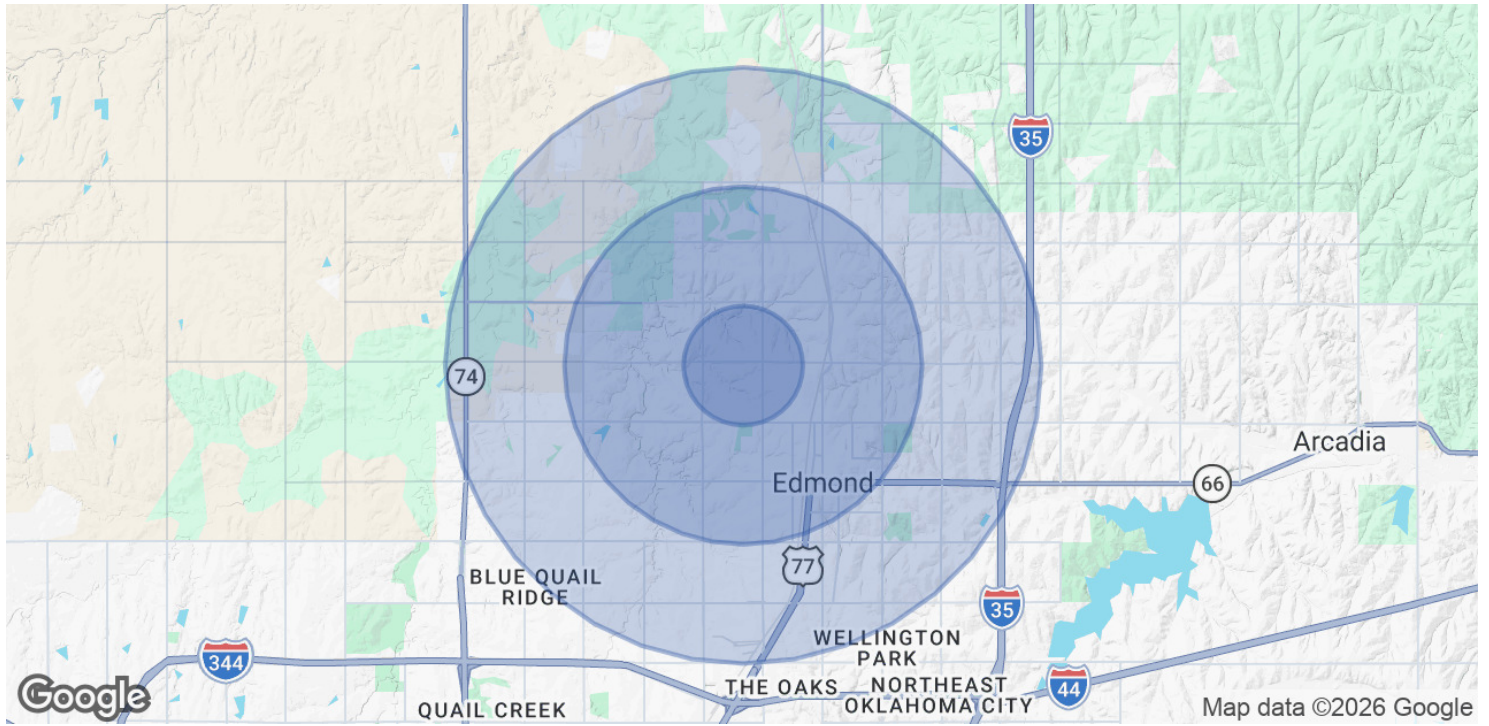
## RETAILER MAP



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## 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

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