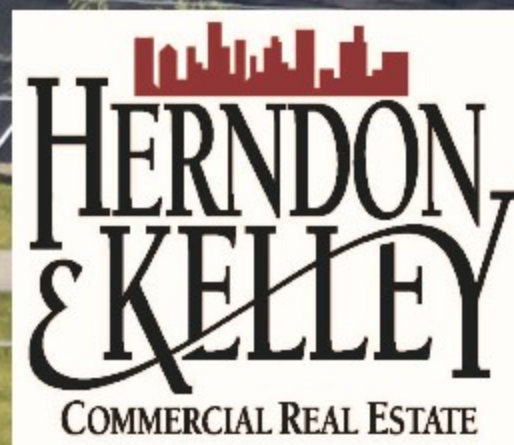


# DANFORTH SQUARE

730-828 Danforth Rd, Edmond, OK 73003



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Danforth Square  
730-828 W. Danforth, Edmond, OK

Todd Herndon, CCIM  
Herndon & Kelley 405-848-8099



## Executive Summary



## Offering Detail

Sale Price:	\$7,300,000
NOI:	\$469,627
Cap Rate:	6.43%
Building Size:	74,412 SF
Occupancy:	98.4%
Land Size:	8.99 AC
Price / SF:	\$98.10
Year Built:	1999

### Demographics

#### 1 Mile

#### 3 Miles

#### 5 Miles

#### Total Households

2022	4,367	30,833	61,012
<b>2027 Projection</b>	<b>4,386</b>	<b>31,406</b>	<b>62,294</b>

#### Total Population

2022	10,693	80,144	160,210
<b>2027 Projection</b>	<b>10,748</b>	<b>81,888</b>	<b>164,042</b>

#### Average HH Income

2022	\$85,185	\$119,480	\$131,835
<b>2027 Projection</b>	<b>\$99,288</b>	<b>\$136,422</b>	<b>\$149,241</b>

### Property Overview

- Triple-Net Leases
- Hobby Lobby Executed Recent 7 Year Renewal
- Consistent Growth in Local Population & Income
- Excellent Owner/Manager Maintenance Program
- 98.4% Occupancy as of Sept/2025
- Local Dynamics from Parks, Schools & Retailers
- Potential Under Market Rent Opportunity

This document is an informational summary for review by prospective investors/principals and or their advisors to determine their interest in the subject property. Although information contained herein has been prepared by Herndon and Kelley Commercial Real Estate or has been furnished by sources deemed reliable, none of such information has been verified and no representation, either expressed or implied is made as to the accuracy thereof. All information contained herein is further subject to correction, modification, or withdrawal without further notice. This information is confidential in nature, and should not be reproduced in whole or in part without the express consent of the listing broker.



# Location Information



KELLY AVE.

DANFORTH RD.



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