

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$12-\$18 SF/yr
NNN Rate:	\$3.40 SF/yr
Building Size:	86,427 SF
Available SF:	1,200 - 2,903 SF
Lot Size:	6.44 Acres
Parking Spaces:	333
Year Renovated:	2011
Zoning:	Commercial
Market:	Edmond
Submarket:	Oklahoma City

PROPERTY OVERVIEW

With multiple leasing opportunities in NW Edmond, Kelly Plaza features a variety of national and local tenants. The center has been family owned since 1995, and has been renovated twice since 2011. Being highly visible from the corner of Kelly and Edmond Rd, patrons have ample parking with the 333 spaces provided.

PROPERTY HIGHLIGHTS

- Low NNNs
- Long Term Tenants
- Busy Retail Corridor
- Great Visibility
- Regional Draw
- Strong Demographics
- Retail/Service Oriented Co-Tenants

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ADDITIONAL PHOTOS



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SITE PLANS

KELLY PLAZA

EDMOND, OK

TENANT LIST



SUITE	TENANT	SF
304	Urgent Pet Care	3,886
320	Natures Cure Dispensary	1,752
328	Picnic Table	2,137
336	AVAILABLE	1,200
340	The Brow Bar	1,200
344	Bo Rah Lee - Pooches Hair Salon	1,200
352	Vu's Fabric	3,600
356	AVAILABLE	1,690
360	Check N'Go	1,210
364-368	AVAILABLE	2,903
804	Savvy Shopper	9,218
808-824	10Gym	23,615
828-834-840	Ollie's	24,083
822A	AVAILABLE	1,400
822C	Life Pro Safety	1,000
822E	AVAILABLE	1,600
822F	Adu Massage & Spa	1,600
822H	Brazil Store	800
822I	Upstate Hair Designs	797
822J	Fashion Nails	800
PAD	Weokie Credit Union	
TOTAL GLA		85,691

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RETAILER MAP

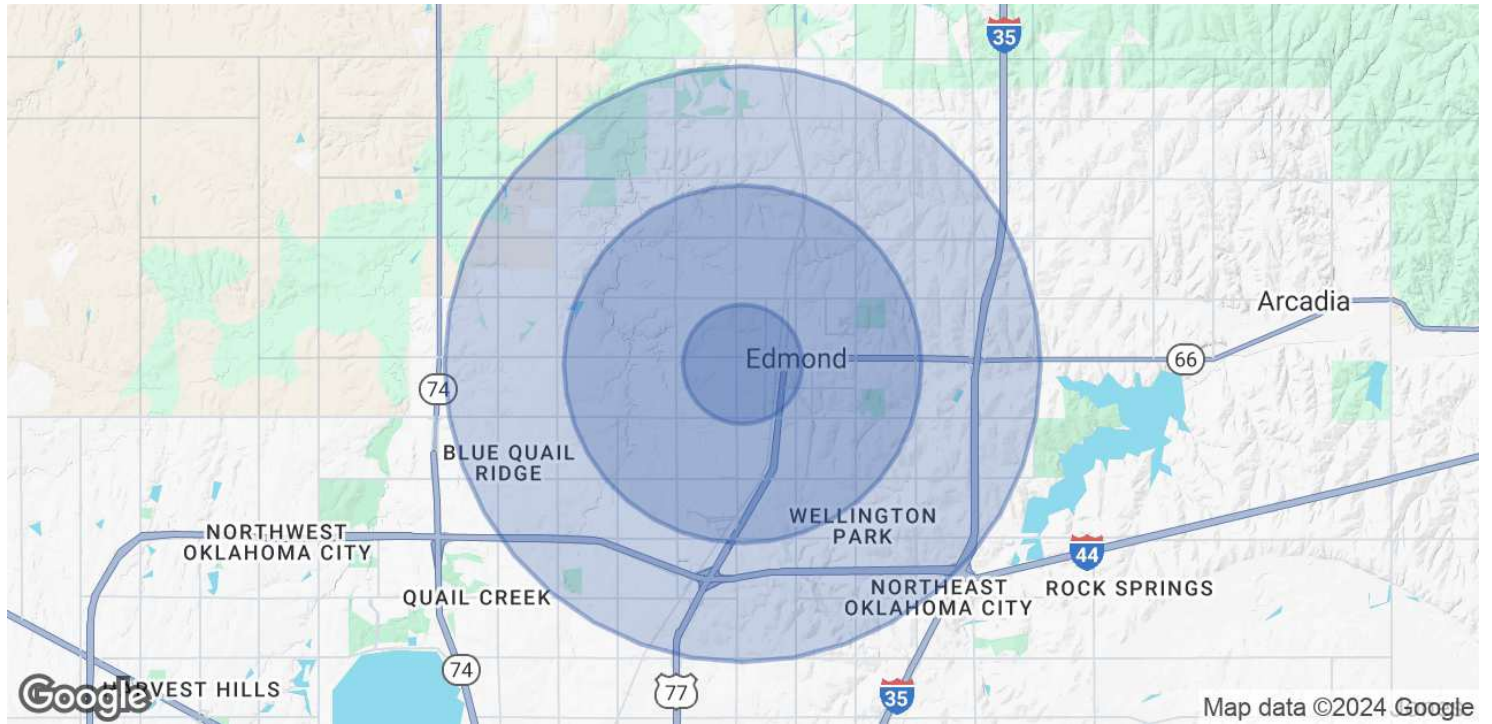


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,230	69,259	133,145
Average Age	30.8	31.8	33.5
Average Age (Male)	27.9	30.3	32.2
Average Age (Female)	33.9	33.3	34.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,633	26,414	50,952
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$51,700	\$72,734	\$89,235
Average House Value	\$149,977	\$188,458	\$224,606

* Demographic data derived from 2020 ACS - US Census

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