



CREEK|CRE

RETAIL SPACE FOR LEASE

# 15300 N WESTERN AVE

Edmond, OK 73013



**VERONICA BAKER**

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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Building Size:	31,201 SF
Available SF:	1,400 - 1,511 SF
Lot Size:	461,961 SF
Number of Units:	12
Year Built:	2008

### PROPERTY OVERVIEW

The Veranda is located in the heart of Edmond. This highly-sought-after community is known for its picturesque landscapes, great school districts, beautiful golf courses, shopping and dining. Your business will thrive in this shopping center with ample parking and that nestles up to a green belt. Just minutes from all the major highways, you couldn't ask for a better location.

### PROPERTY HIGHLIGHTS

- High-traffic location
- Ample parking space
- Versatile floor plan options
- Close proximity to major roadways
- Excellent visibility
- Well-maintained landscaping
- Strong neighboring anchor tenants
- Proximity to residential communities and commercial centers

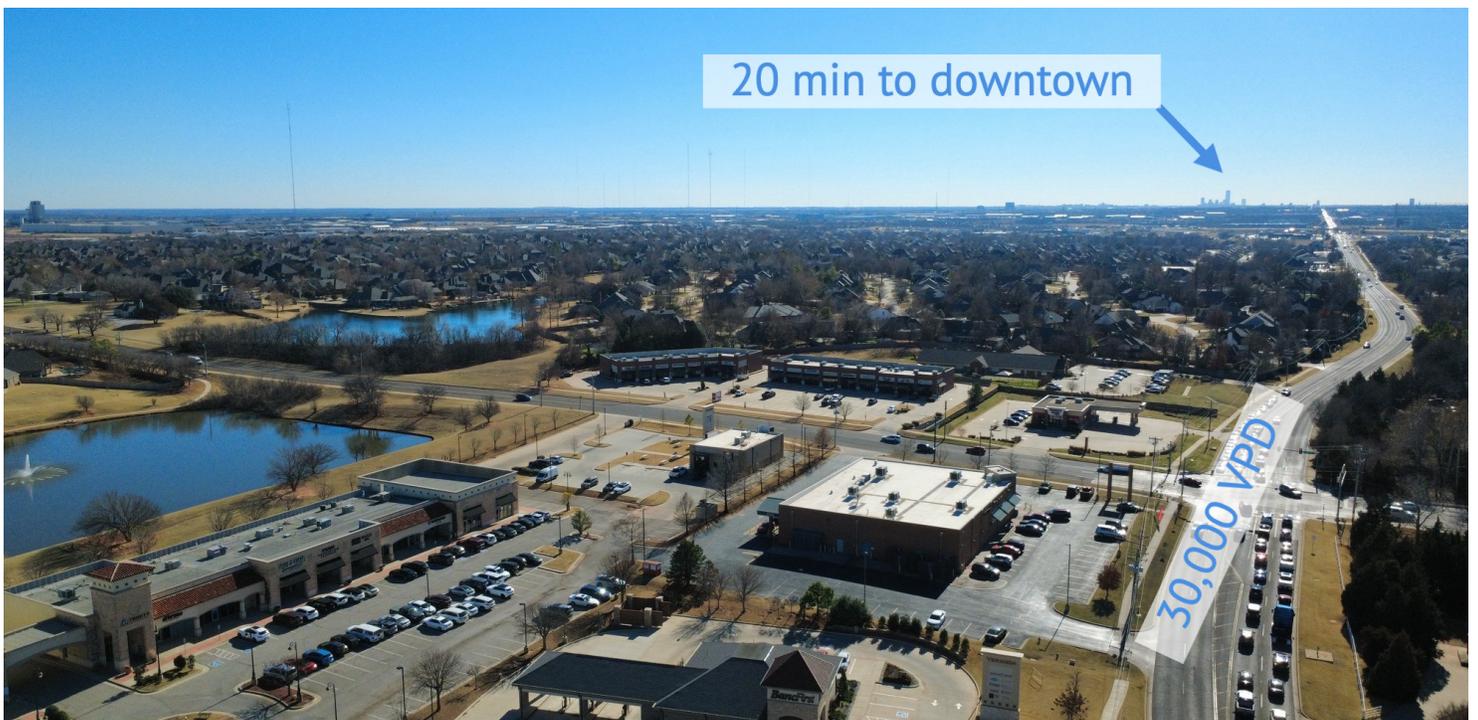
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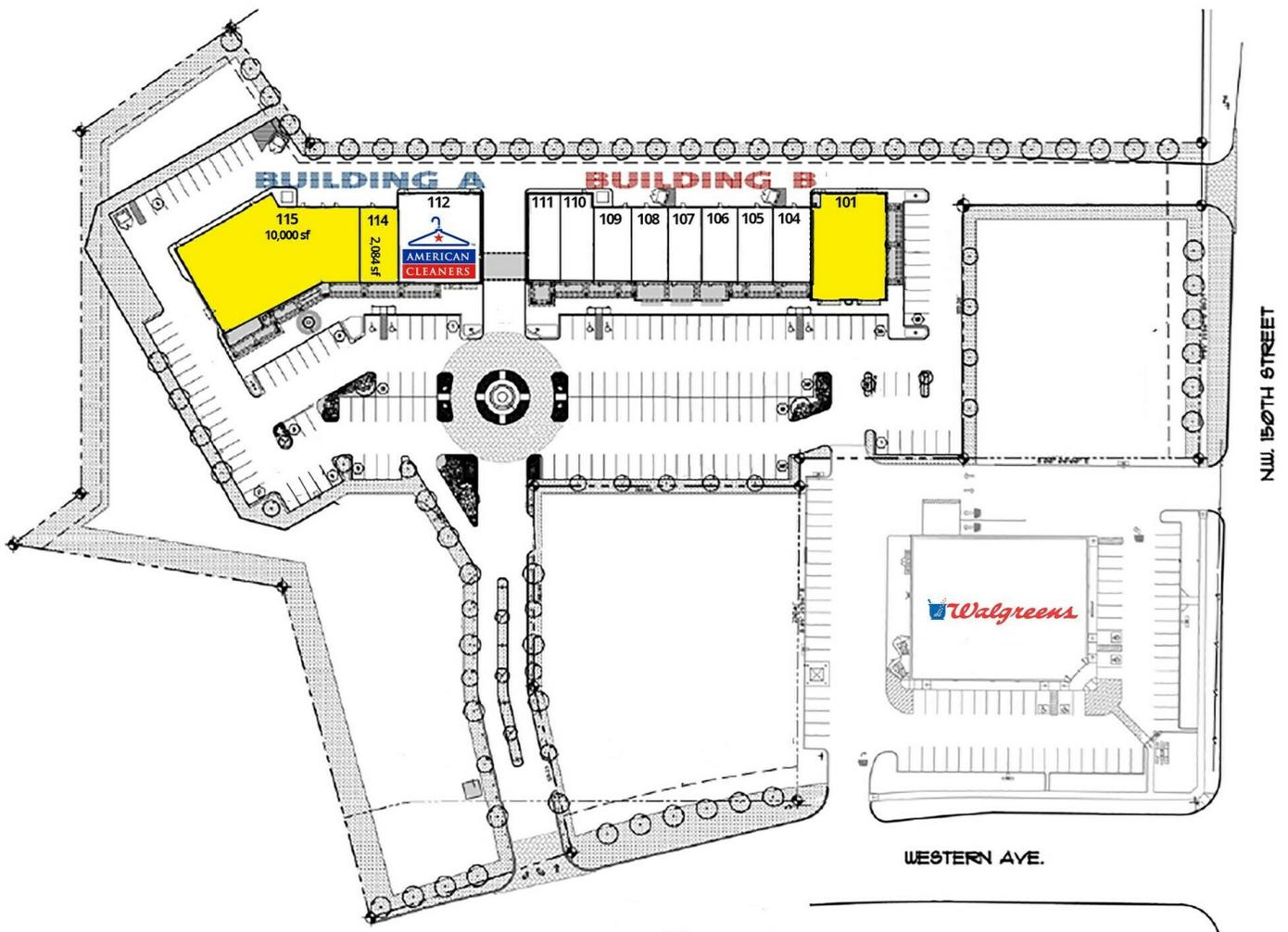
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## ADDITIONAL PHOTOS



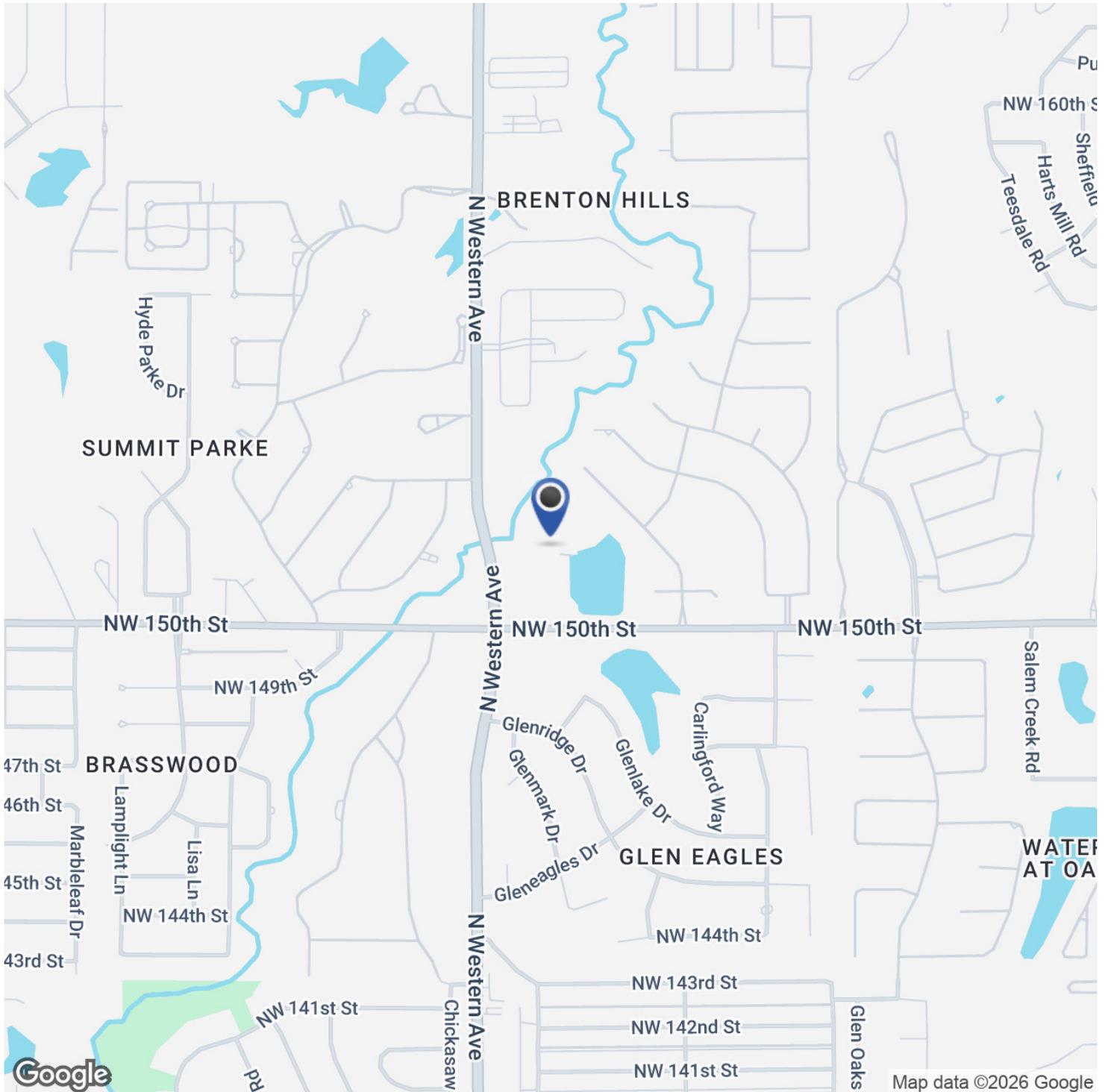
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## SITE PLANS



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## LOCATION MAP



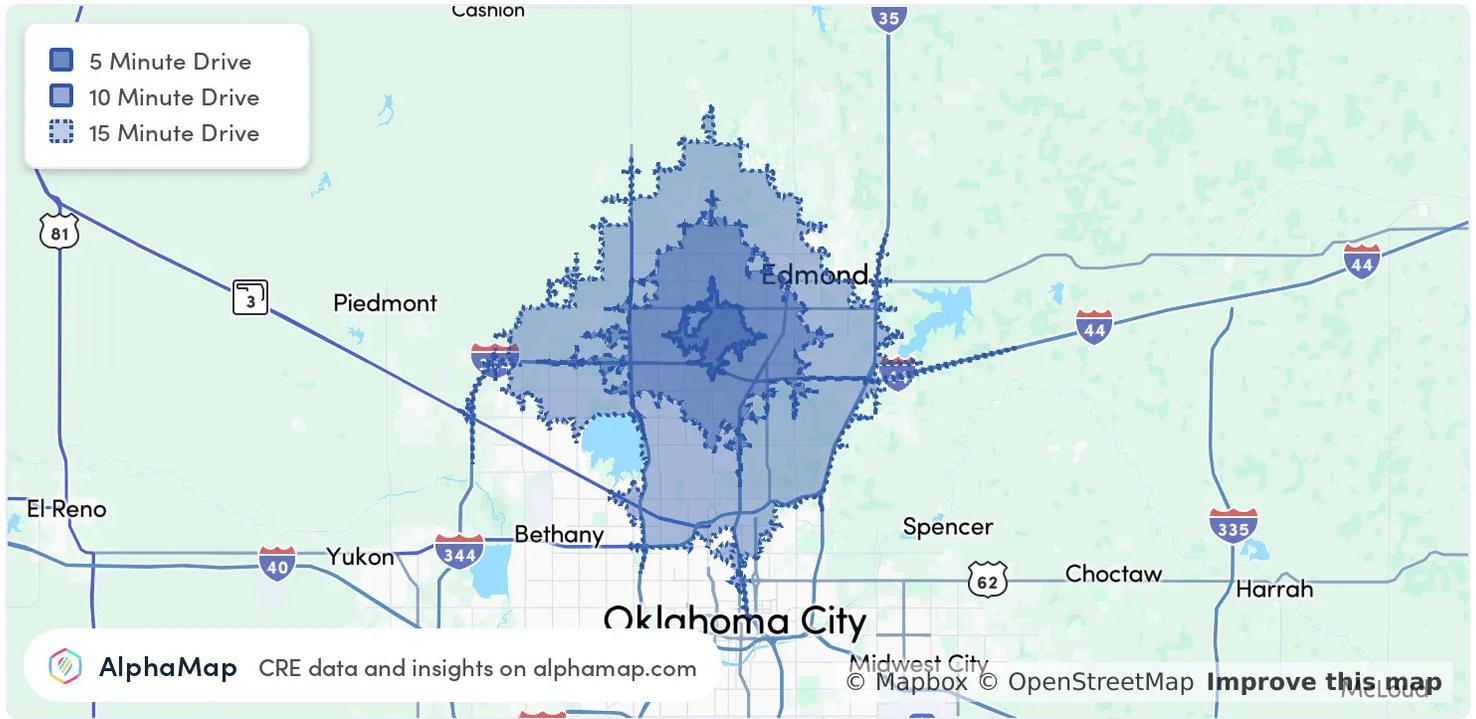
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## RETAILER MAP



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## AREA ANALYTICS



POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	16,334	118,686	292,261
Average Age	40	38	39
Average Age (Male)	38	36	38
Average Age (Female)	41	39	40

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	6,420	48,846	122,481
Persons per HH	2.5	2.4	2.4
Average HH Income	\$124,998	\$103,085	\$110,530
Average House Value	\$354,619	\$288,320	\$331,883
Per Capita Income	\$49,999	\$42,952	\$46,054

Map and demographics data derived from AlphaMap

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