



# 15th & Kelly - Sale & Ground Lease

## PROPERTY OVERVIEW

- 0.61 acres of land just South of the new Dunkin Donuts
- Great visibility with frontage along Kelly
- Neighboring tenants include Edmond Tennis center and multiple medical users
- High traffic counts
- Prime investment opportunity
- Zoned D-2 for versatile development opportunities
- Build-to-Suit option

## OFFERING SUMMARY

Sale Price:	Negotiable
Ground Lease Rate:	Negotiable
Available SF:	26,571 SF
Lot Size:	0.61 Acres
Zoning:	D -2
Traffic Count:	25,000+ VPD

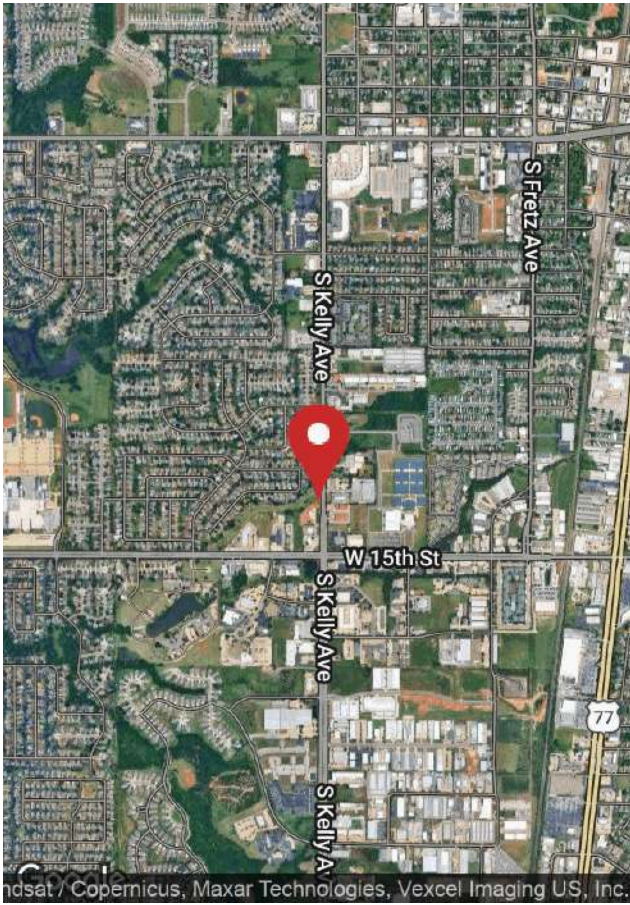
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,721	32,851	70,011
Total Population	8,982	79,255	164,910
Average HH Income	\$72,520	\$87,641	\$91,380

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# Future Potential Site

Potential office or retail space with ample parking



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