

3612 E. 2ND STREET
EDMOND, OK 73034



CONCEPTUAL RENDERING

Pre-Leasing Retail Space

2,300 SF – 7,300 SF

Lease Price: \$32.00/SF NNN

NAIRED COMMERCIAL
REAL ESTATE
405.840.0600 | NAIRED.COM

DAVID HARTNACK
405.761.8955
DAVID@NAIRED.COM

SAM SWANSON
405.208.2046
SAM@NAIRED.COM

HENRY JACKSON
405.240.4946
HENRY@NAIRED.COM



CONCEPTIONAL RENDERING



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PROPERTY OVERVIEW

BUILDING SIZE	7,305 SF +/-
LOT SIZE	1.72 ACRES +/-
ZONING	E-1
TRAFFIC COUNT	22,359 CARS PER DAY
ESTIMATED COMPLETION DATE	JANUARY 2027

DEMOGRAPHICS



POPULATION

1 MILE: 4,231
3 MILES: 41,529
5 MILES: 96,406



AVERAGE HOUSEHOLD INCOME

1 MILE: \$150,238
3 MILES: \$118,109
5 MILES: \$115,397



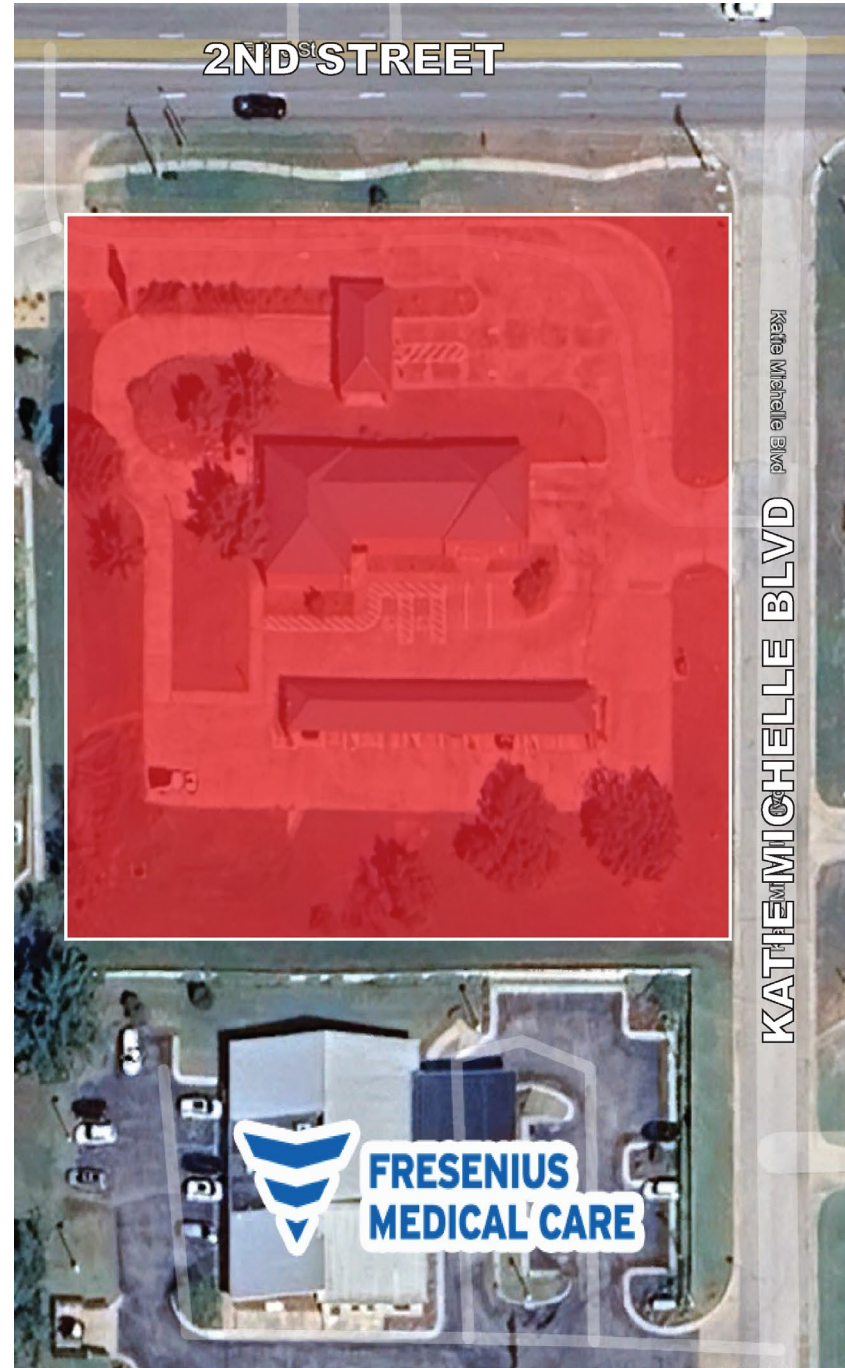
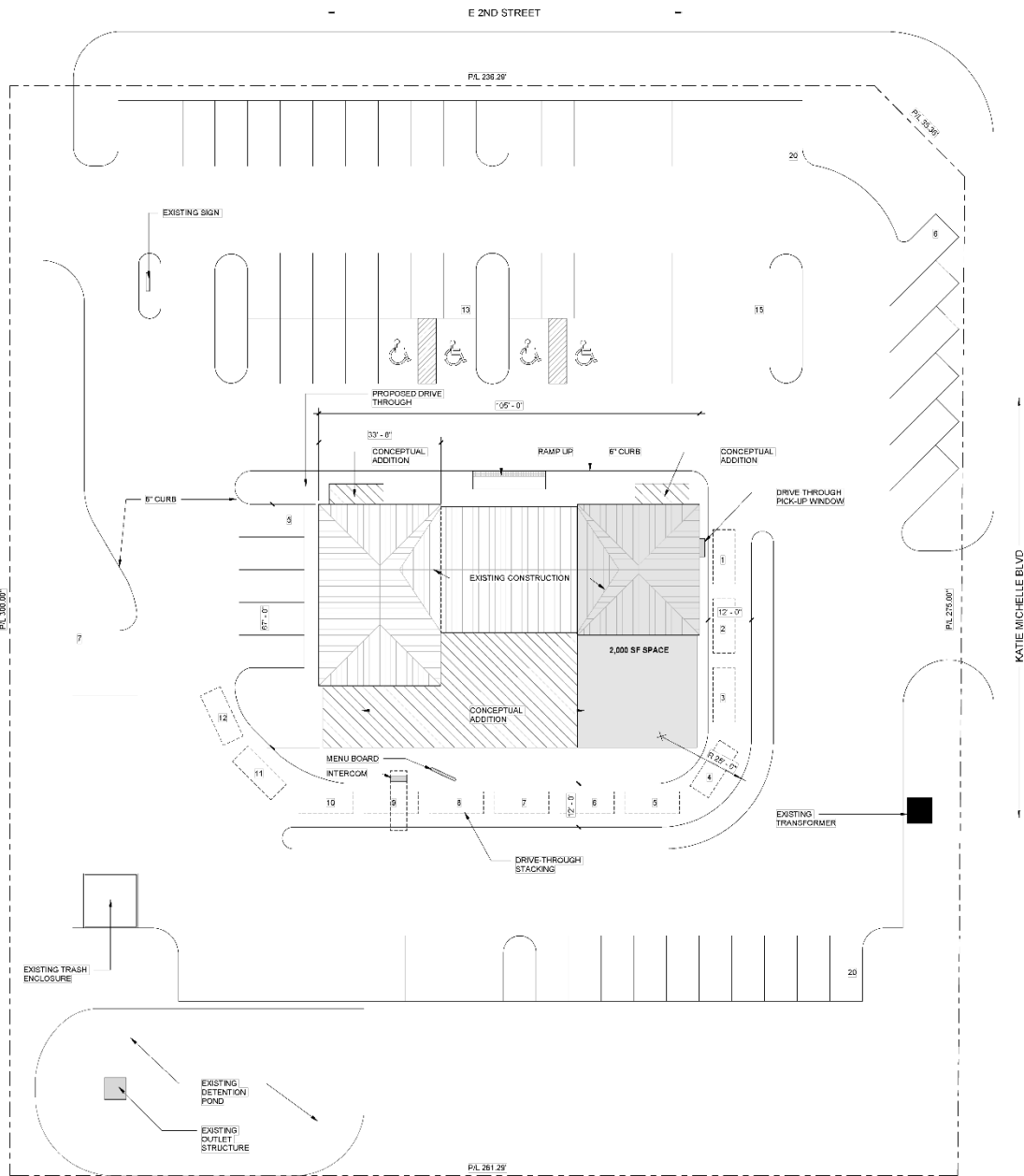
TOTAL HOUSEHOLDS

1 MILE: 1,588
3 MILES: 16,493
5 MILES: 37,285



1/2 MILE FROM I-35

3612 E. 2ND STREET SITE PLAN



3612 E. 2ND STREET AERIAL

