

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	33,989 SF
Available SF:	4,918 SF
Number of Units:	8
Market:	Edmond

PROPERTY OVERVIEW

Danforth Square sits at the southeast corner of Danforth & Kelly. Over 47,000 vehicles pass the site daily. Ideal for shipping, warehouse, or studios that do not require store front visibility. Access provided in the common hallway. Co-tenants include: Hallmark, Los Arcos Mexican Restaurant, Impact Dance Studio, E & J's Liquor and Wine, No Limits Health & Fitness, Kyuramen and Oklaboba. Surrounding businesses include: Hobby Lobby, Walmart, Dollar General, Dollar Tree, Starbucks, MidFirst Bank, Ace Hardware, McDonald's and more.

PROPERTY HIGHLIGHTS

- Two large open areas
- Commercial grade roll up door
- Two bathrooms

TROY HUMPHREY

405.219.7500
troy@creekcre.com

AERIAL

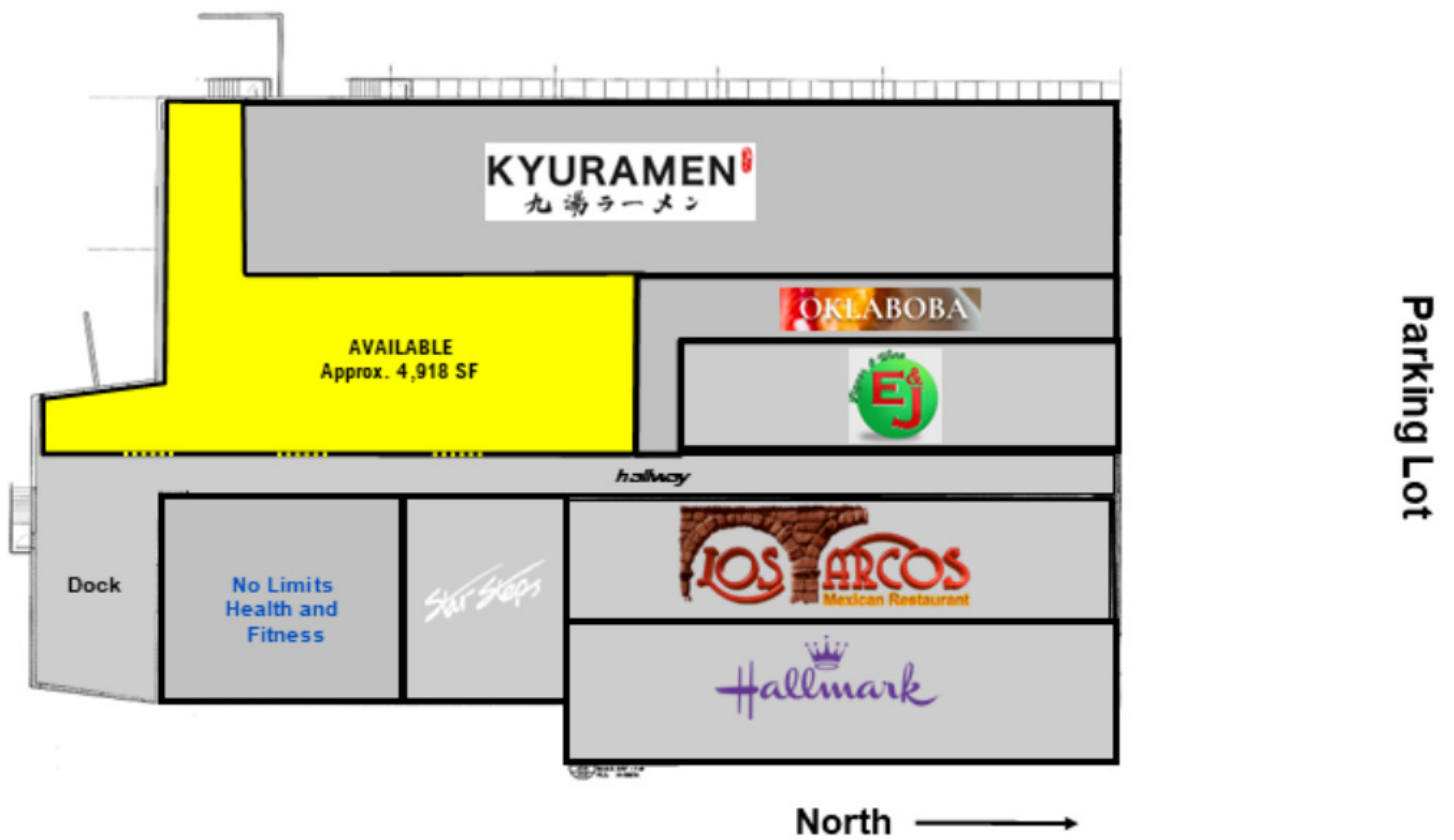


Available Suite



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SITE PLAN



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SUITE PHOTOS



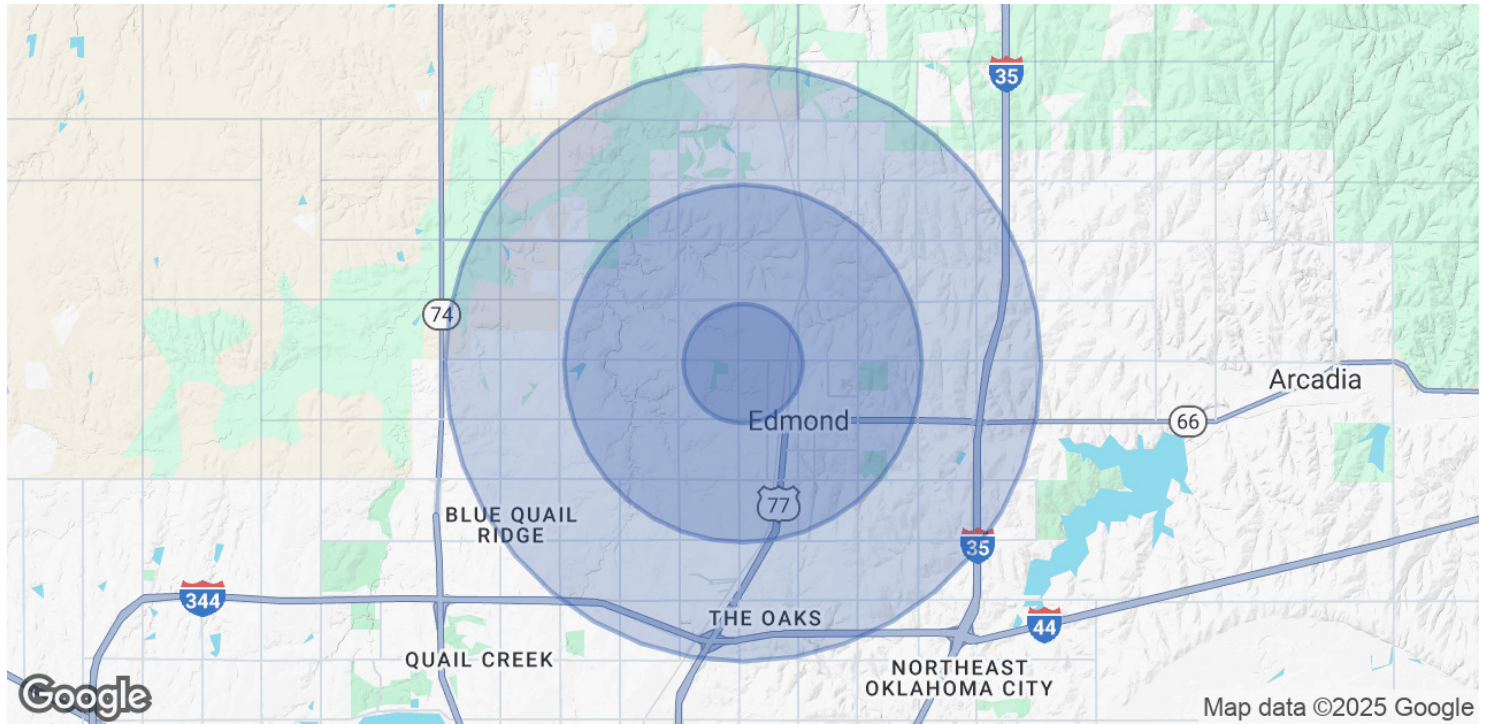
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,727	79,143	160,746
Average Age	37	38	38
Average Age (Male)	35	37	37
Average Age (Female)	38	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,387	30,567	61,432
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$81,063	\$119,264	\$131,733
Average House Value	\$240,354	\$323,939	\$360,324

Demographics data derived from AlphaMap

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