

OAK BROOK SHOPPING CENTER 2201 W EDMOND RD, EDMOND, OK 73003



## PROPERTY DESCRIPTION

2201 W Edmond Rd (2nd St) is available for sublease thru 9/30/27.

## PROPERTY HIGHLIGHTS

- Traffic generator Planet Fitness anchors the center with 24 hour a day, 7 day a week service for local residents
- Neighborhood income numbers outperform statewide averages by 39%
- Center sits along the northeast corner of Santa Fe and Edmond Rd, the direct route home for many of Edmond's most affluent neighborhoods

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$10.00 SF/yr (NNN)
<b>Available SF:</b>	8,645 SF
<b>Lot Size:</b>	3.69 Acres
<b>Building Size:</b>	86,711 SF
<b>Submarket:</b>	Edmond

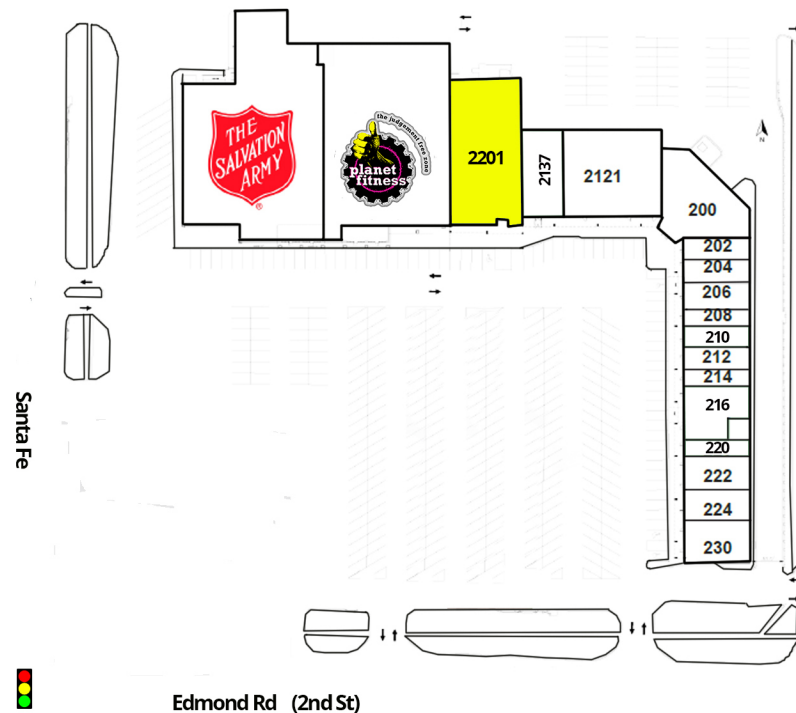
## TRAFFIC COUNTS

<b>Edmond Rd</b>	east   west	21,030   23,271
<b>Santa Fe</b>	north   south	25,280   23,562

## GEORGE WILLIAMS, CCIM

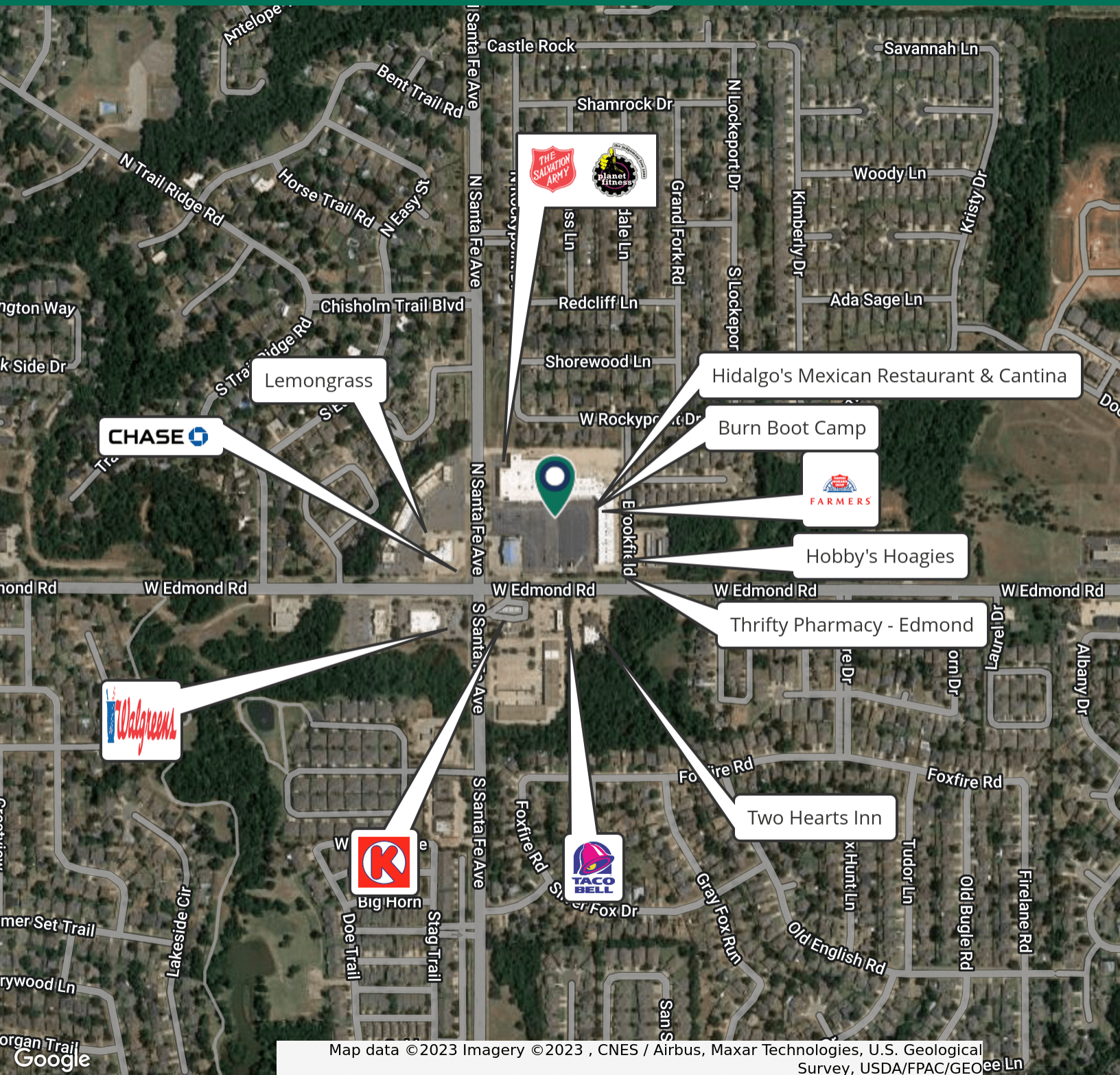
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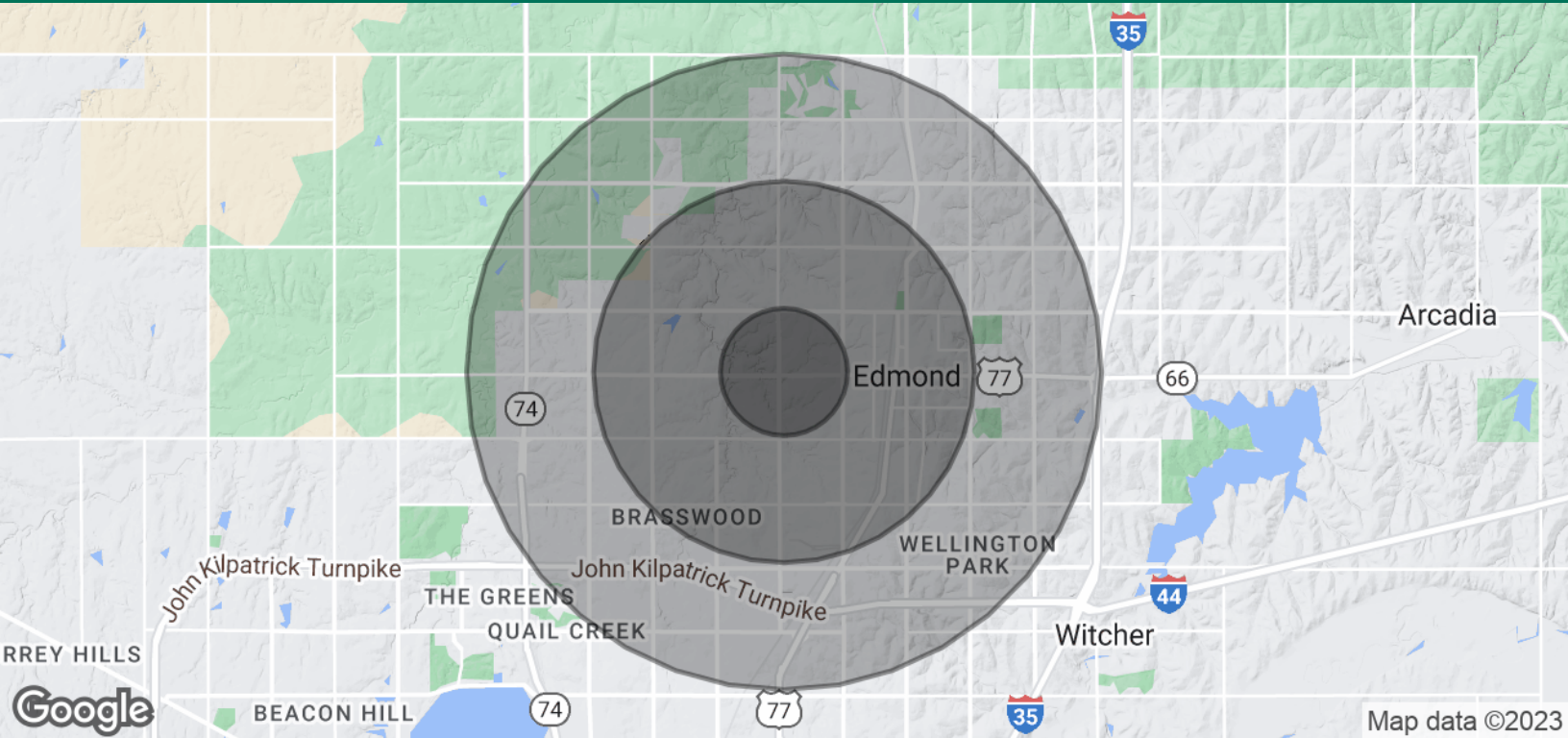
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## OAK BROOK SHOPPING CENTER

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,299	83,193	160,887
Average Age	41.1	35.9	36.4
Average Age (Male)	37.3	34.1	34.8
Average Age (Female)	45.4	37.0	37.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,275	33,275	67,029
# of Persons per HH	2.1	2.5	2.4
Average HH Income	\$80,613	\$94,158	\$97,013
Average House Value	\$174,295	\$210,144	\$220,555

\* Demographic data derived from 2020 ACS - US Census

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