

PLAINS

Commercial Real Estate

WATERLOO PLAZA

SWQ Waterloo Rd & Coltrane Rd, Edmond, OK 73034



EDMOND, OK
Retail and Restaurant Space Available

COLE SMITH // (405) 245-4469 // COLE.SMITH@PLAINSCRE.COM

The information contained herein is deemed reliable; however, no warranties, guarantees or representations are made as to the accuracy thereof. The presentation of this information is submitted subject to change in conditions, price, corrections, errors, omissions, and/or withdrawal without notice.

LOCATION:

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Edmond, OK 73034

PROPERTY HIGHLIGHTS:

- Contiguous: 1,300 - 5,850 SF
- Delivery Condition: White-Box
- Two end-cap drive thrus
- Estimated Completion Date: April 2026
- GLA: 11,700 SF

LEASE RATE:

\$24.00/SF/YR

NNN: Est. 5.00/SF/YR

TRAFFIC COUNTS:

Waterloo Rd: 7,900 VPD ('23)

Coltrane Rd: 2,200 VPD ('23)

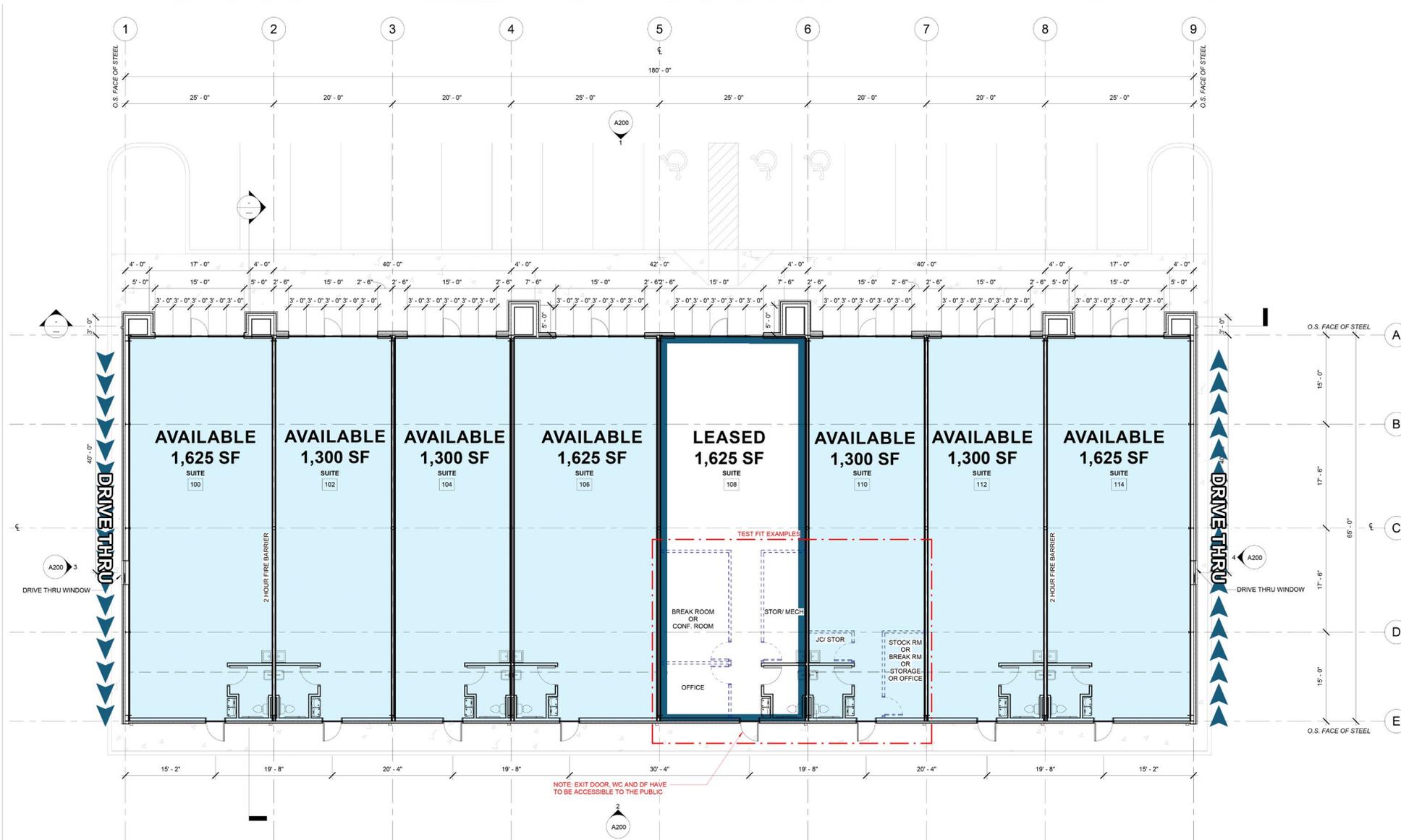
DEMOGRAPHICS:

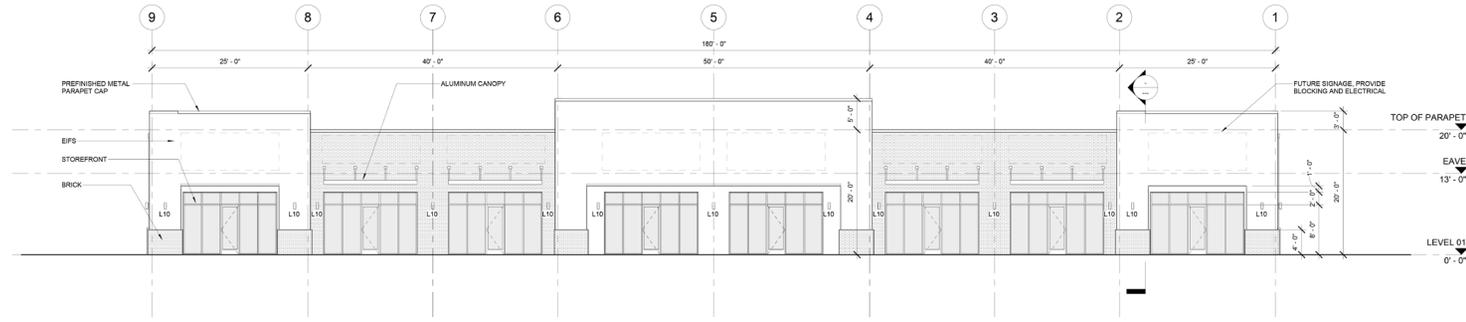
| | 1 Mile | 3 Miles | 5 Miles |
|--------------------|-----------|-----------|-----------|
| 2024 Population | 2,000 | 21,765 | 65,793 |
| Daytime Population | 1,622 | 15,408 | 49,102 |
| Avg. HH Income | \$130,508 | \$188,951 | \$160,832 |



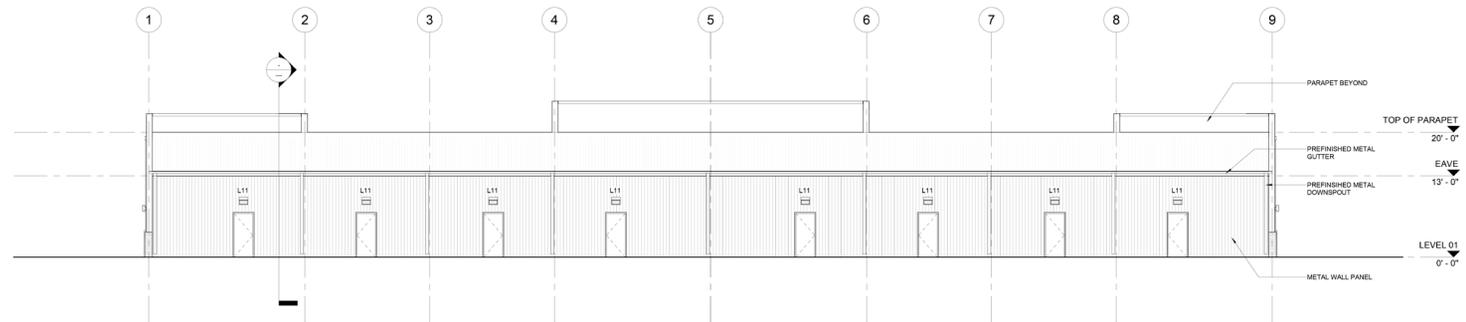
Attractions:



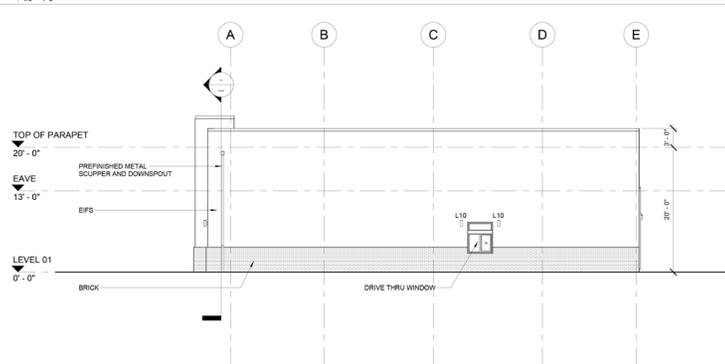




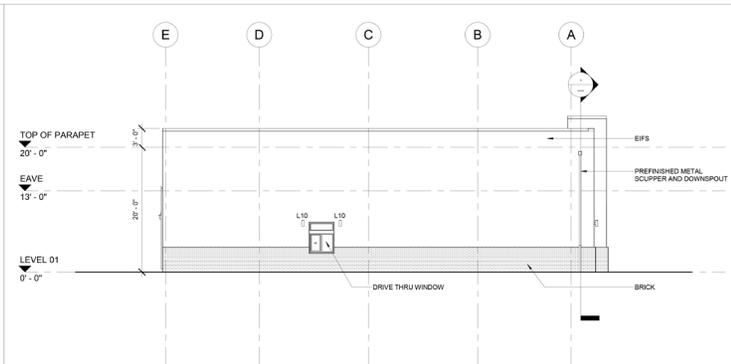
1 NORTH ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



4 EAST ELEVATION
1/8" = 1'-0"

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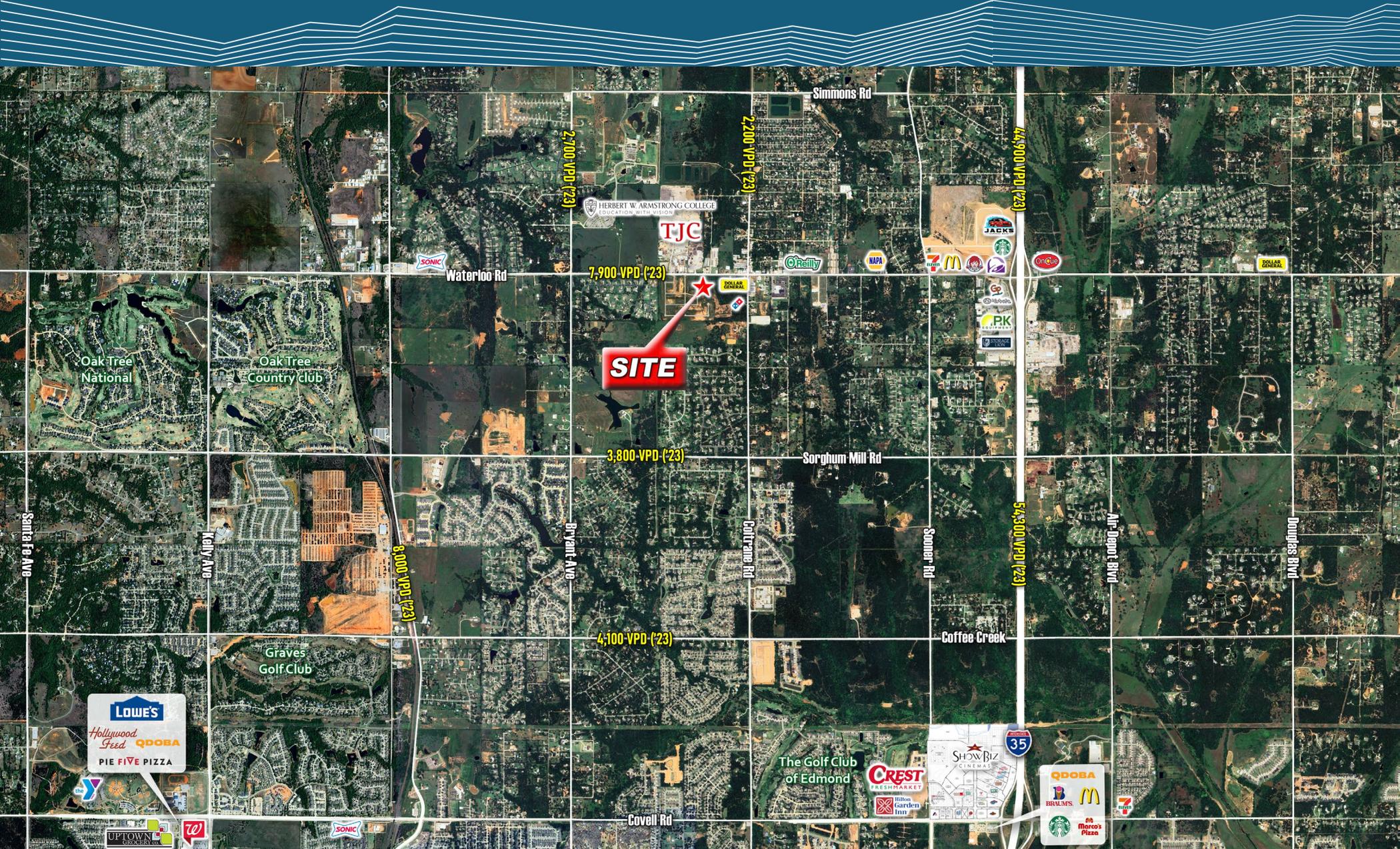
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