

Property Summary



PROPERTY DESCRIPTION

This modern retail building offers high-traffic, easily accessible location with ample parking and excellent visibility. With its established location, strong demographics, and accessibility, 1444 N Kelly Ave provides an attractive opportunity to acquire a well-positioned multi-tenant retail asset in one of the Oklahoma City metro's most established suburban markets. With strong co-tenancy and a well-maintained site layout, the center provides a strategic location for businesses seeking to establish or expand in a vibrant trade area.

PROPERTY HIGHLIGHTS

- Prime Edmond location
- Established tenants
- Strong Visibility and access
- Value add opportunity

OFFERING SUMMARY

Sale Price:	\$2,600,000
Number of Units:	4
Building Size:	10,268 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,223	30,021	60,620
Total Population	10,643	77,898	160,145
Average HH Income	\$85,169	\$121,963	\$134,781

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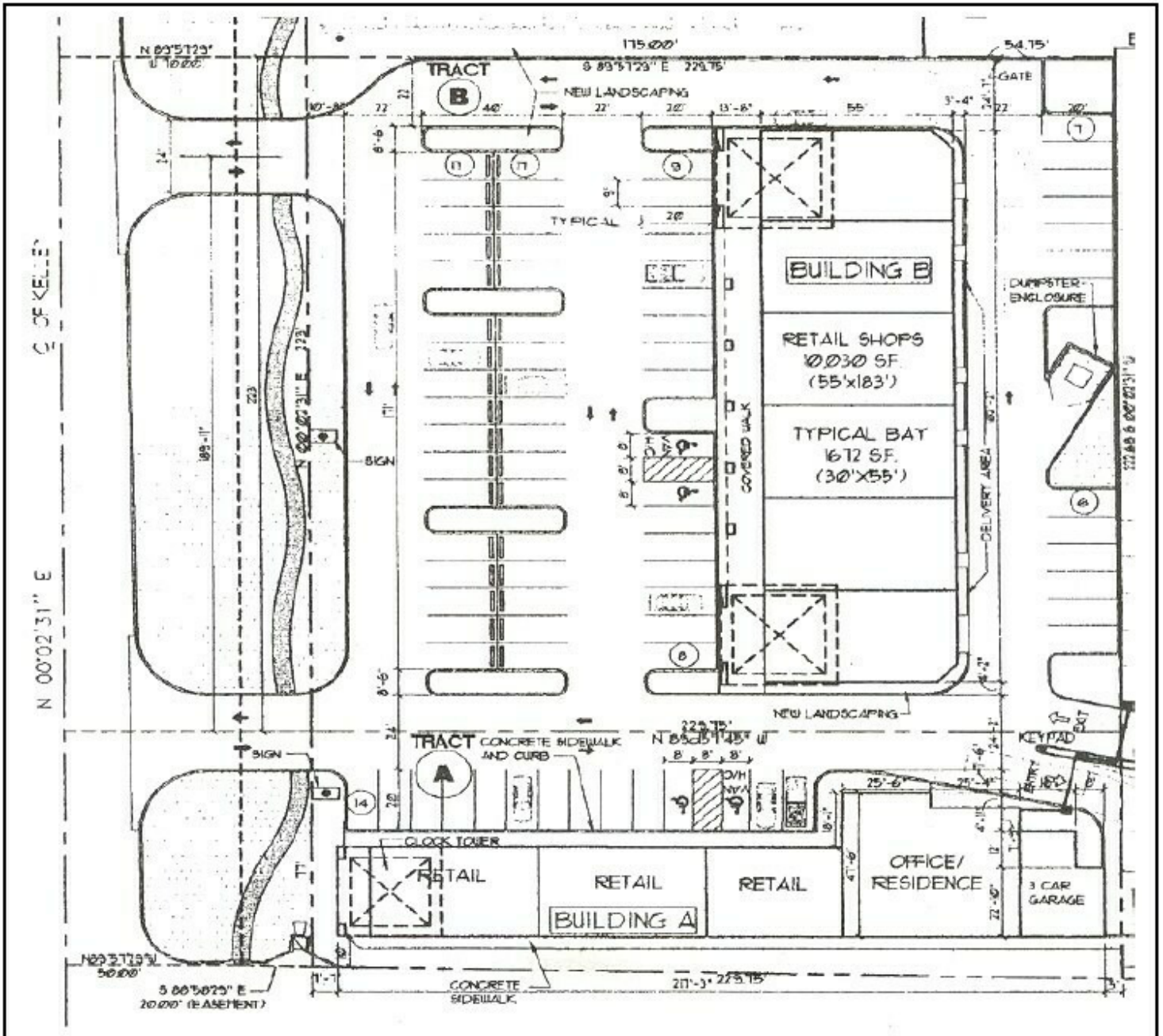
Rent Roll

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
1468	Fizz	2,200 SF	21.43%	\$19.00	\$41,800	8/6/2025	2/1/2036
1460	Straight Path Martial Arts	2,200 SF	21.43%	\$16.32	\$35,904	3/1/2024	3/1/2029
1444	15th Street Tattoo	3,315 SF	32.28%	\$18.54	\$61,460	1/1/2024	12/31/2028
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
TOTALS		7,715 SF	75.14%	\$53.86	\$139,164		
AVERAGES		2,572 SF	25.05%	\$17.95	\$46,388		

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Site Plans



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Additional Photos



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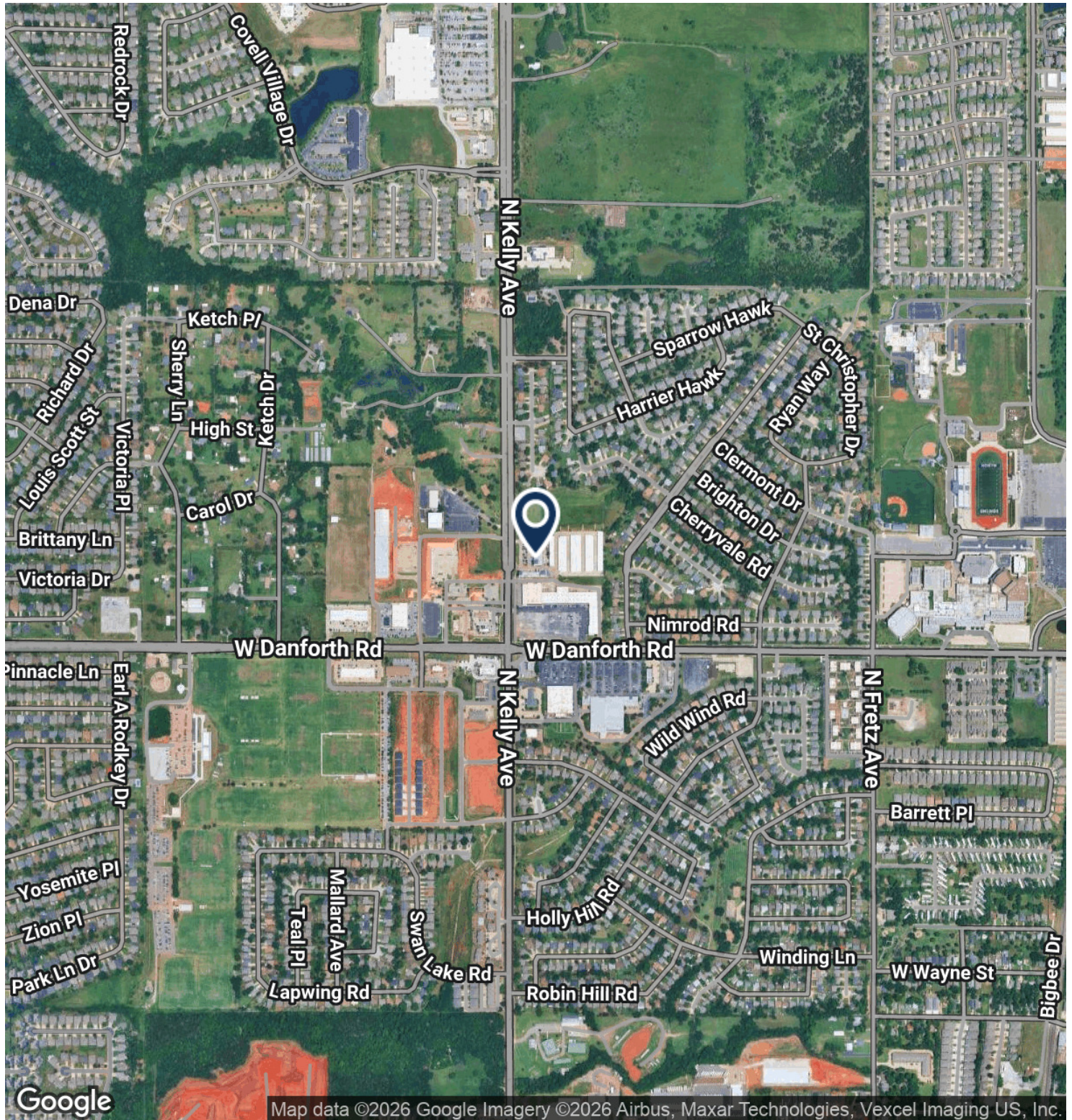
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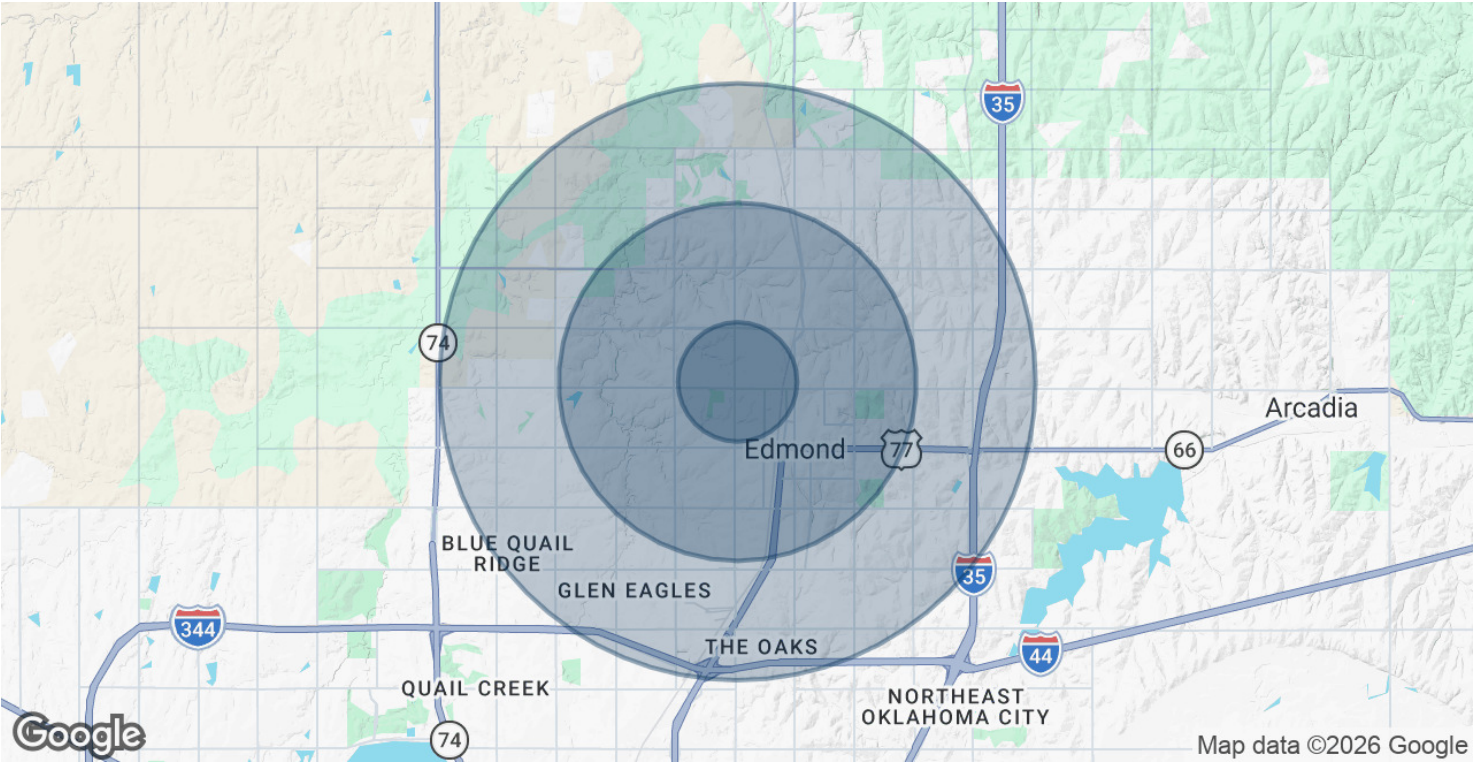
Location Map



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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,643	77,898	160,145
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	4,223	30,021	60,620
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$85,169	\$121,963	\$134,781
Average House Value	\$256,326	\$332,623	\$365,808

2020 American Community Survey (ACS)

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