



# Modern Elegant Commercial spaces in Downtown Edmond

The Campbell, a mixed used development, by Rader Development.

217 E. Campbell St. & 214 E. Edwards St.

## Property Features

- Heart of Edmond
- Modern interiors
- Walking distance to the UCO + Downtown Edmond
- Private parking
- Opportunity zone
- Elevator
- Drive-Thru



### Retail / Restuarant

6 first level suites:  
from **1,200** sq. ft.  
to **12,351** sq. ft.  
*+ Drive-thru*



### Roof-Top Restuarant

at 4<sup>th</sup> level =  
**2,353** Sq. ft.- **3,353** with  
**2,258** Sq.ft. patio  
*+ additional kitchen space  
available*



### Office spaces

Work spaces:  
2<sup>nd</sup> and 3<sup>rd</sup> level offices  
**1,200** Sq.ft.- **5,122** Sq. ft.



### Apartments

61 Urban lofts :  
1 bedroom / 1 bath = **27**  
2 bedrooms / 2 baths = **34**

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# Strategic Location

The Campbell

217 E. Campbell St. & 214 E. Edwards St.

Building Type: **Mixed used**  
Building Size : **84,463 Sq.ft.**  
Total # Apts : **61**



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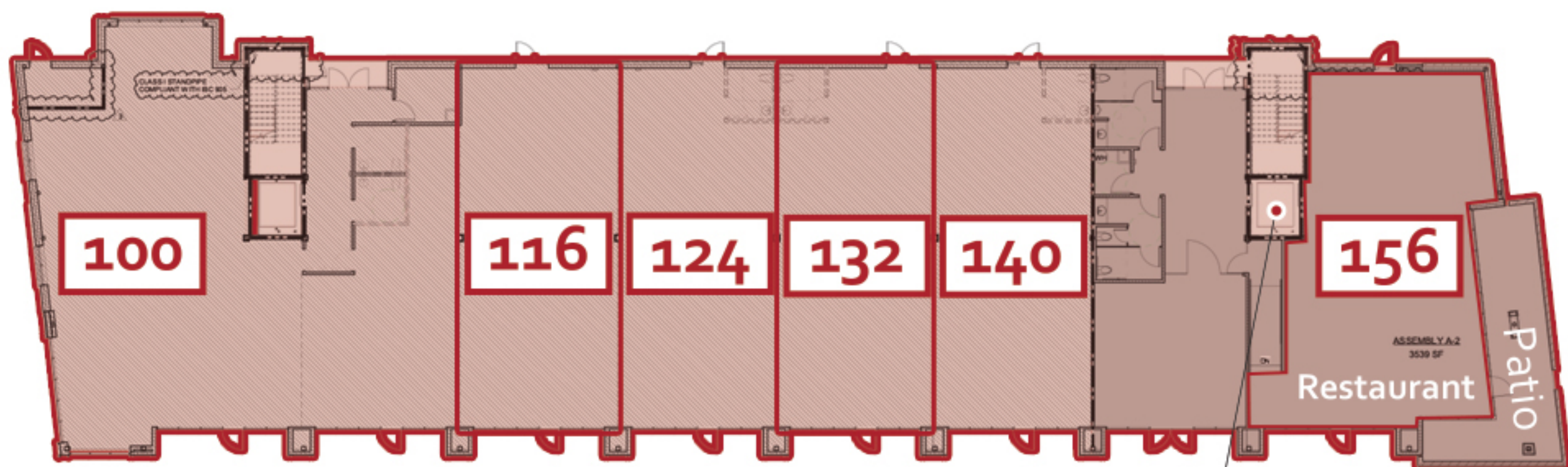


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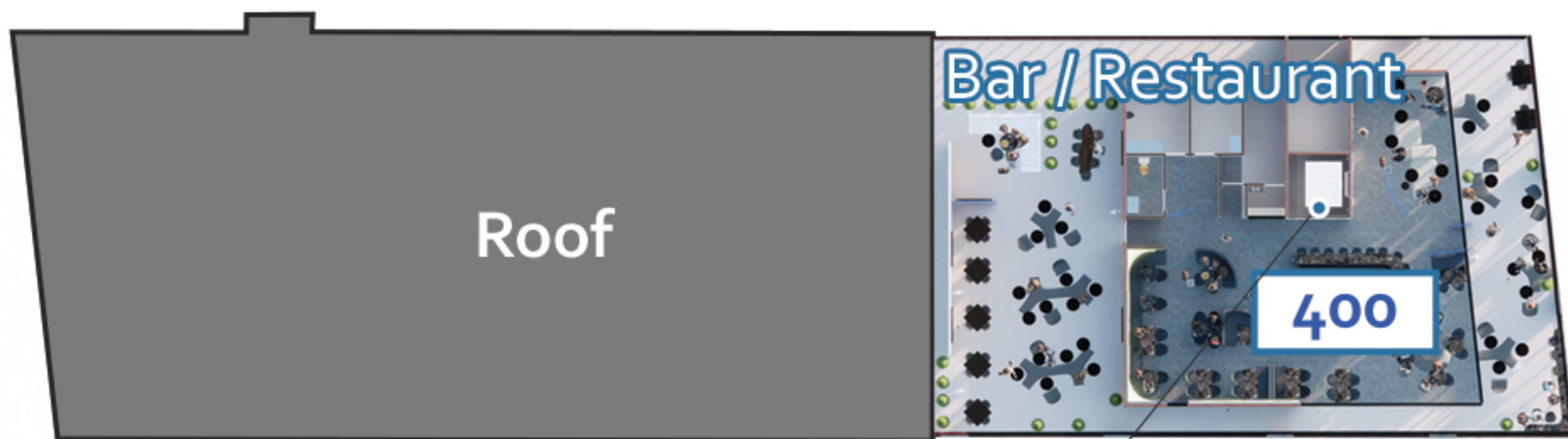
## 1<sup>st</sup> Floor bld. B - RETAIL SPACES



## 2<sup>nd</sup> & 3<sup>rd</sup> Floor bld. B - OFFICES & APARTMENTS



## 4<sup>th</sup> Floor bld. B - ROOFTOP



### Building B Lease Table

Terms: **Negotiable (3-10 years)**  
Lease type: **NNN**

	Suite	Sq. ft.	Price \$ / SF / YR	CAM	Occypancy
Retail	116	1200	\$33,600.00	4\$	20
	124	1200	\$33,600.00	4\$	20
	132	1200	\$33,600.00	4\$	20
	140	1200	\$33,600.00	4\$	20
Restaurant / bar	100	3012.5	\$84,350.00	4\$	201
	156	1790	\$50,120.00	4\$	119
	156 Patio	479			32
	400	2353	\$65,884.00	4\$	156
	400 Patio	2258			150
Offices	214	2561	\$71,708.00	4\$	25
	314	2561	\$71,708.00	4\$	25

## Building A - APARTMENTS







# Consumer Spending Report

## The Campbell

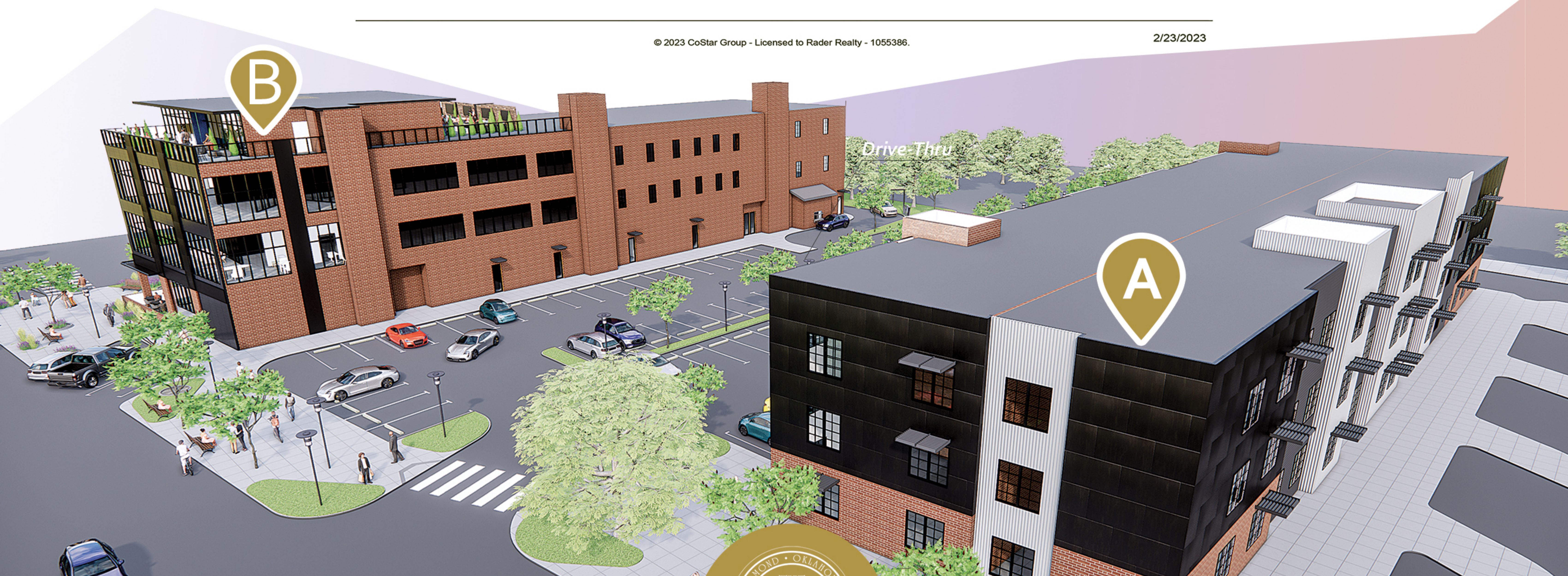
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2022 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
<b>Total Specified Consumer Spending</b>	<b>\$119,391</b>	<b>\$1,074,126</b>	<b>\$2,068,595</b>
<b>Total Apparel</b>	<b>\$6,655</b>	<b>\$54,687</b>	<b>\$103,793</b>
Women's Apparel	2,358	21,206	40,554
Men's Apparel	1,216	10,941	20,989
Girl's Apparel	564	4,063	7,690
Boy's Apparel	434	2,991	5,597
Infant Apparel	470	2,799	5,089
Footwear	1,612	12,687	23,874
<b>Total Entertainment &amp; Hobbies</b>	<b>\$18,322</b>	<b>\$162,897</b>	<b>\$311,480</b>
Entertainment	1,881	15,617	30,048
Audio & Visual Equipment/Service	4,671	36,911	69,164
Reading Materials	198	2,243	4,323
Pets, Toys, & Hobbies	3,255	28,781	54,726
Personal Items	8,316	79,344	153,220
<b>Total Food and Alcohol</b>	<b>\$33,423</b>	<b>\$283,240</b>	<b>\$534,933</b>
Food At Home	17,426	140,649	262,593
Food Away From Home	13,775	122,450	233,681
Alcoholic Beverages	2,223	20,140	38,659
<b>Total Household</b>	<b>\$17,740</b>	<b>\$179,341</b>	<b>\$354,976</b>
House Maintenance & Repair	3,254	38,467	75,383
Household Equip & Furnishings	7,109	68,359	134,720
Household Operations	5,651	51,735	102,082
Housing Costs	1,725	20,779	42,790
<b>Total Transportation/Maint.</b>	<b>\$32,358</b>	<b>\$271,745</b>	<b>\$520,599</b>
Vehicle Purchases	16,793	137,105	262,388
Gasoline	9,002	70,402	131,249
Vehicle Expenses	431	6,044	12,697
Transportation	2,205	25,763	52,858
Automotive Repair & Maintenance	3,926	32,431	61,408
<b>Total Health Care</b>	<b>\$5,366</b>	<b>\$51,703</b>	<b>\$98,424</b>
Medical Services	2,972	29,390	56,533
Prescription Drugs	1,822	16,752	31,343
Medical Supplies	573	5,561	10,549
<b>Total Education/Day Care</b>	<b>\$5,527</b>	<b>\$70,513</b>	<b>\$144,390</b>
Education	3,289	44,741	91,978
Fees & Admissions	2,238	25,772	52,413

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# Demographic Summary Report

## The Campbell

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Building Type: **Mixed used**  
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Total # Apts: **61**

Description	2010	2022	2027
<b>2022 Households by HH Income</b>	5,017	31,684	56,517
Income: <\$25,000	1,551 30.91%	4,562 14.40%	6,488 11.48%
Income: \$25,000 - \$50,000	1,485 29.60%	5,990 18.91%	9,327 16.50%
Income: \$50,000 - \$75,000	843 16.80%	5,191 16.38%	8,702 15.40%
Income: \$75,000 - \$100,000	389 7.75%	4,360 13.76%	8,049 14.24%
Income: \$100,000 - \$125,000	218 4.35%	3,028 9.56%	5,753 10.18%
Income: \$125,000 - \$150,000	187 3.73%	2,301 7.26%	4,430 7.84%
Income: \$150,000 - \$200,000	125 2.49%	3,071 9.69%	6,245 11.05%
Income: \$200,000+	219 4.37%	3,181 10.04%	7,523 13.31%
<b>2022 Avg Household Income</b>	\$60,503	\$100,323	\$112,834
<b>2022 Med Household Income</b>	\$41,393	\$75,568	\$86,621
<b>Households</b>			
2027 Projection	5,231	33,272	60,021
2022 Estimate	5,017	31,683	56,516
2010 Census	4,633	27,882	45,893
Growth 2022 - 2027	4.27%	5.02%	6.20%
Growth 2010 - 2022	8.29%	13.63%	23.15%
Owner Occupied	1,864 37.15%	21,111 66.63%	40,679 71.98%
Renter Occupied	3,153 62.85%	10,572 33.37%	15,837 28.02%
<b>Radius</b>	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2027 Projection	12,486	83,828	155,517
2022 Estimate	12,017	79,893	146,412
2010 Census	11,290	70,854	119,059
Growth 2022 - 2027	3.90%	4.93%	6.22%
Growth 2010 - 2022	6.44%	12.76%	22.97%
<b>2022 Population by Hispanic Origin</b>	1,254	6,206	10,143
<b>2022 Population</b>	12,017	79,893	146,412
White	8,857 73.70%	63,875 79.95%	116,509 79.58%
Black	1,336 11.12%	5,713 7.15%	11,196 7.65%
Am. Indian & Alaskan	568 4.73%	2,546 3.19%	4,074 2.78%
Asian	653 5.43%	3,520 4.41%	7,345 5.02%
Hawaiian & Pacific Island	21 0.17%	128 0.16%	179 0.12%
Other	581 4.83%	4,110 5.14%	7,109 4.86%
U.S. Armed Forces	26	284	521

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