

# 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 / Restaurant

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

## Roof-Top Restaurant

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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The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein



# Strategic Location

The Campbell

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

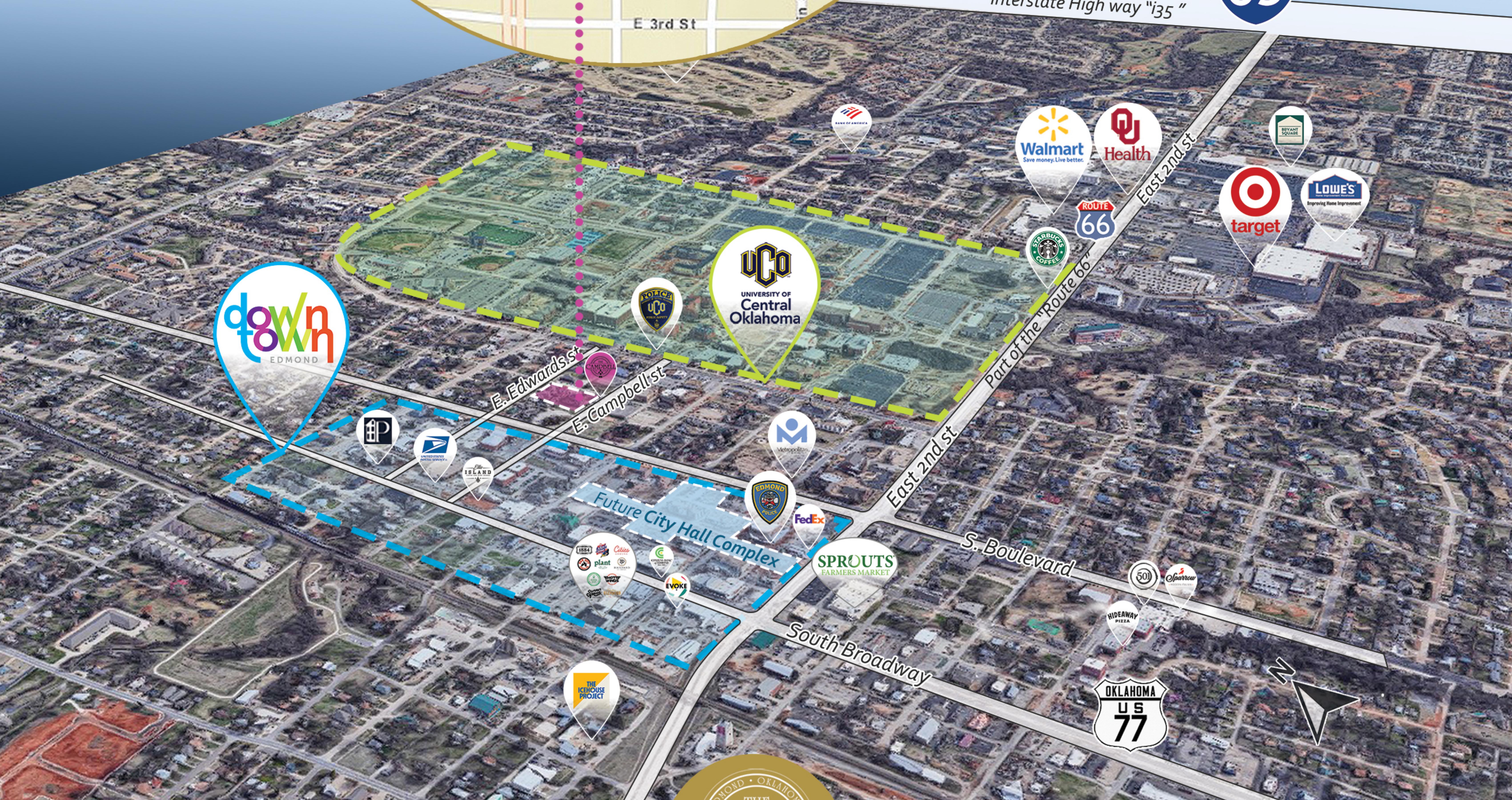
Building Type: Mixed used  
Building Size: 84,463 Sq.ft.  
Total # Apts: 61



Interstate Highway "i35"



Part of the "Route 66"



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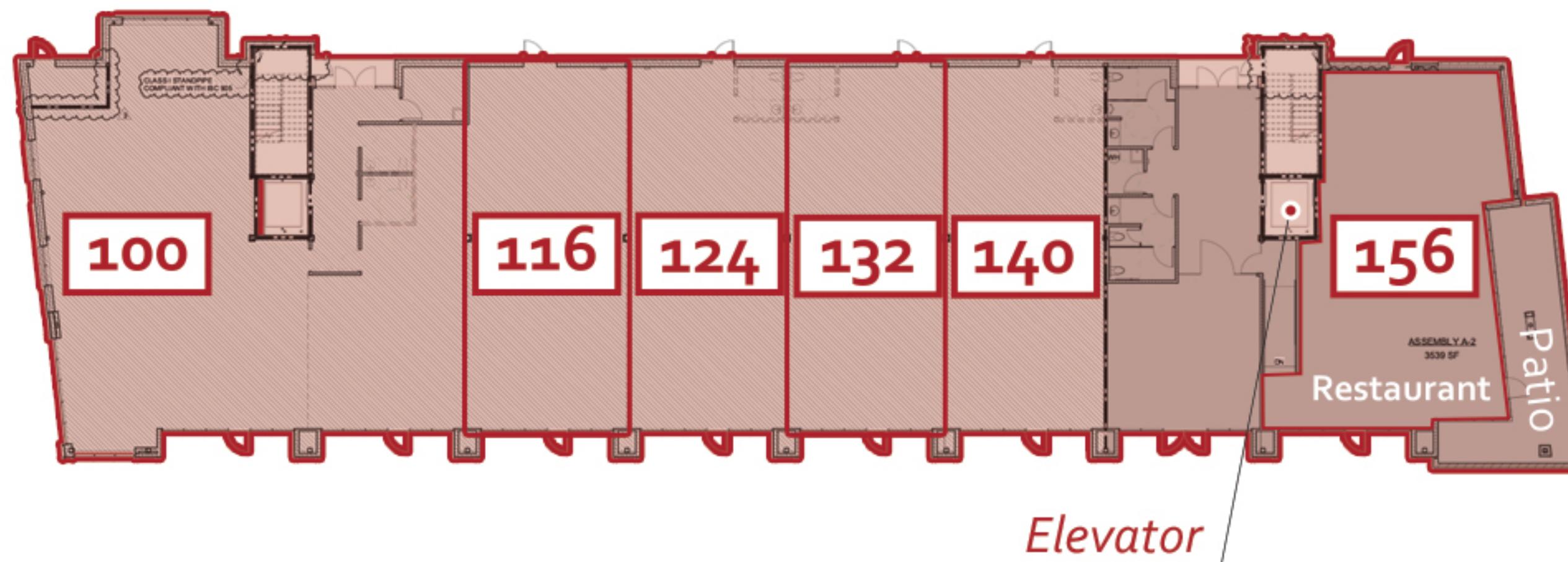


# Available Suites

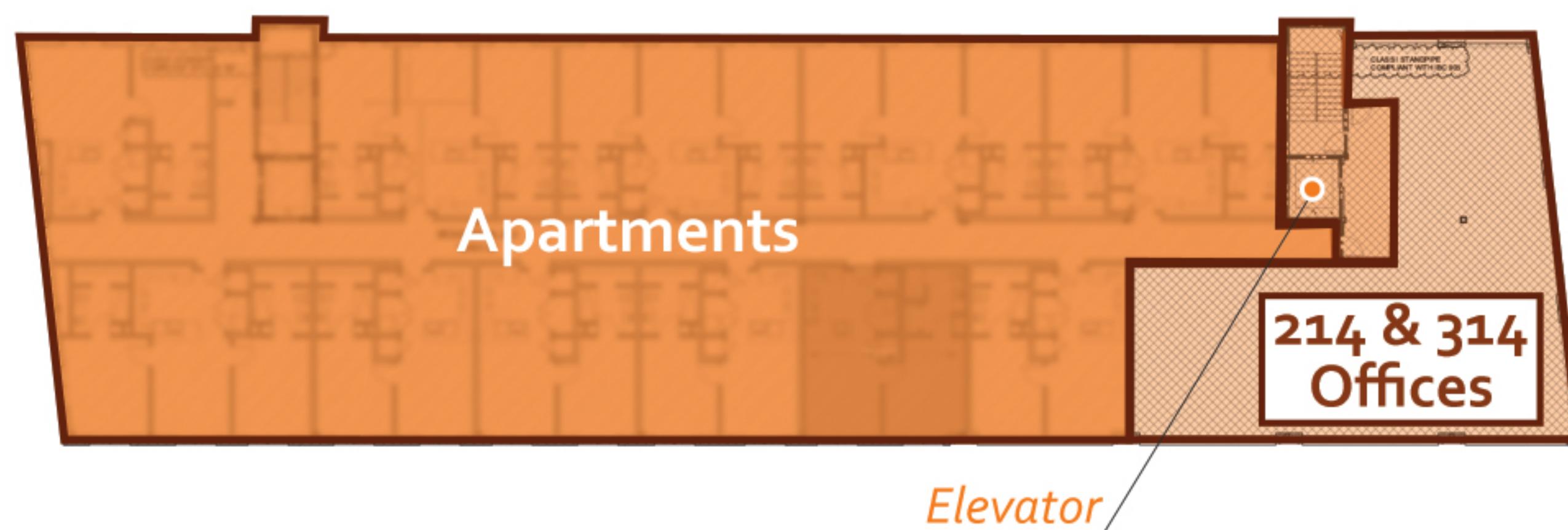
The Campbell

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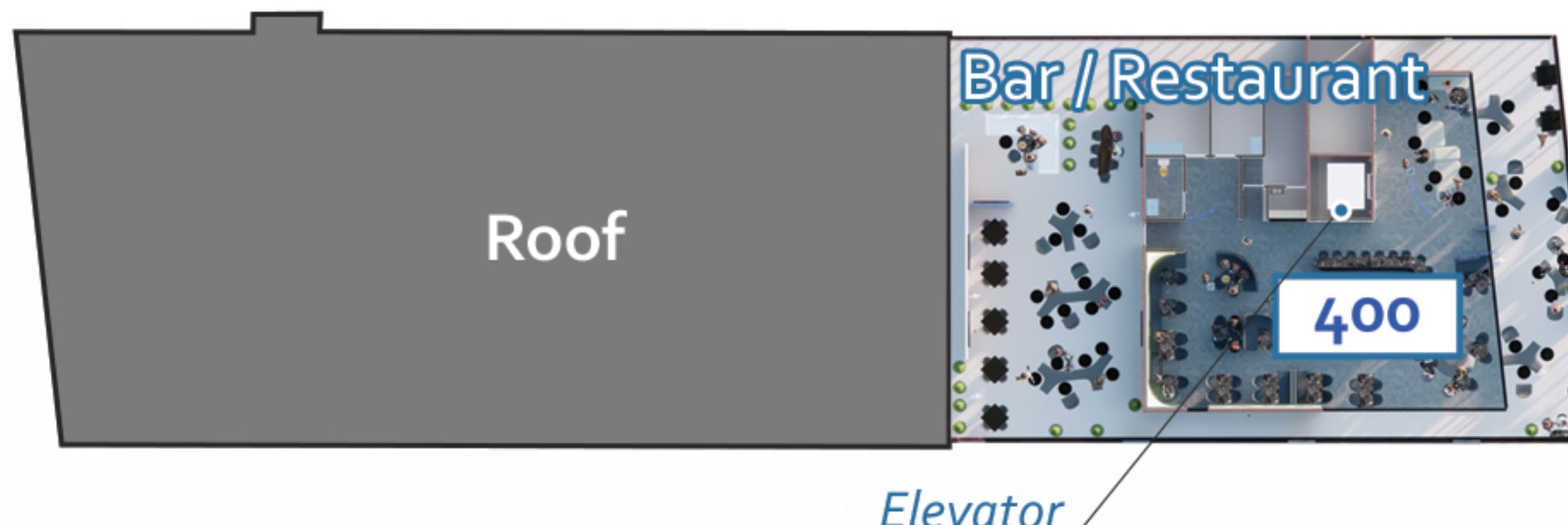
## 1<sup>st</sup> Floor bld. B - RETAIL SPACES



## 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

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

## Building A - APARTMENTS



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# Consumer Spending Report

## The Campbell

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

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

| 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

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

Building Type: **Mixed used**  
Building Size: **84,463 Sq.ft.**  
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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