

# SHOPPES AT CHEYENNE RIDGE

3308 SOUTH BRYANT AVENUE, STE. 100, EDMOND, OK 73013



## OFFERING SUMMARY

Available SF:	3,474 SF
Lease Rate:	\$26.00 SF/YR (NNN)
CAM:	\$4.50/SF
Year Built:	2019
Zoning:	PUD - D-1

## LOCATION OVERVIEW

The Shoppes at Cheyenne Ridge are located on the SE corner of S. Bryant Ave & 33rd St in Edmond, OK.



## PROPERTY HIGHLIGHTS

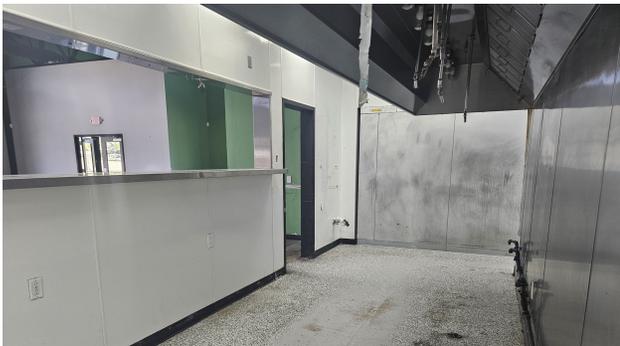
- Class A Retail Center
- 2nd Generation Restaurant Space
- End Cap - Premier Location within the Center
- Center Tenants include: Hair + Co, Green Goodies Bakery, Rose + Salt Studio, Ellis Island Coffee & Wine Lounge, Oops I Arted, The Viewing Womb, Premier Martial Arts, Mira Bird, Habit, Boho Berry, Prescott Bridal & Advancial
- Walk-In Freezer
- 15' Venthood
- Outdoor Patio

## DAVID LIDE

Principal  
Equity Commercial Realty Advisors, LLC (405) 361-2100 cell  
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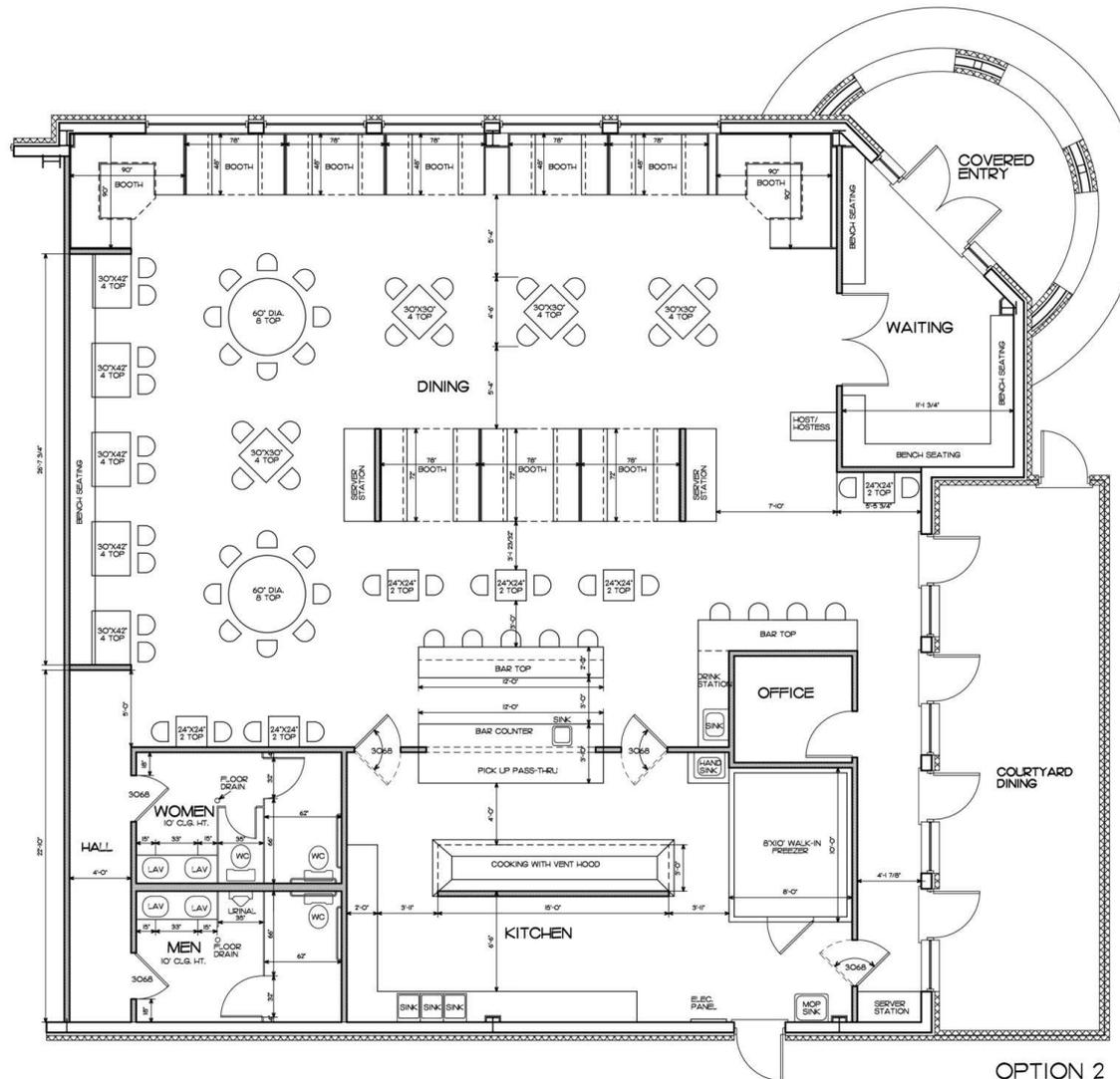


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OPTION 2

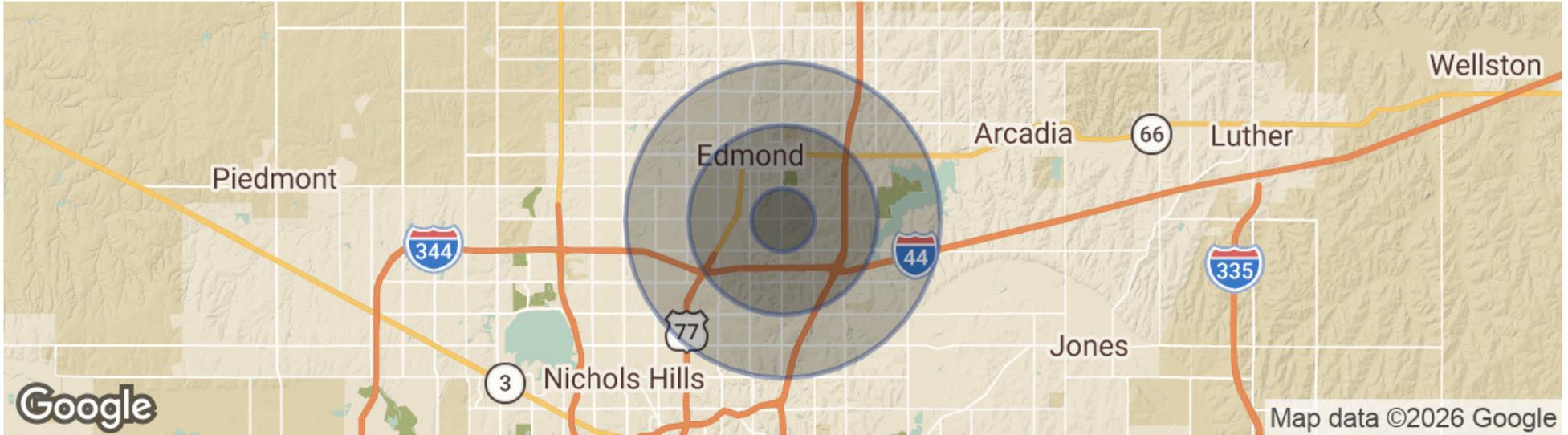
J-8721	
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<b>JOEY'S CAFE</b> 33RD AND BRYANT EDMOND, OKLAHOMA	
<b>JAY HOLMAN</b> DESIGN AND DRAFTING 2800 COLTRANE PLACE, SUITE 9 EDMOND, OKLAHOMA 73013-1952	
COURTYARD 362 SF FLOOR SPACE 3256 SF	

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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,817	52,053	117,422
Average Age	36.0	35.5	38.1
Average Age (Male)	35.0	34.0	36.4
Average Age (Female)	36.9	37.2	40.3

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,546	20,357	46,889
# of Persons per HH	3.1	2.6	2.5
Average HH Income	\$128,204	\$115,113	\$124,841
Average House Value	\$296,118	\$326,537	\$340,784

2023 American Community Survey (ACS)

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