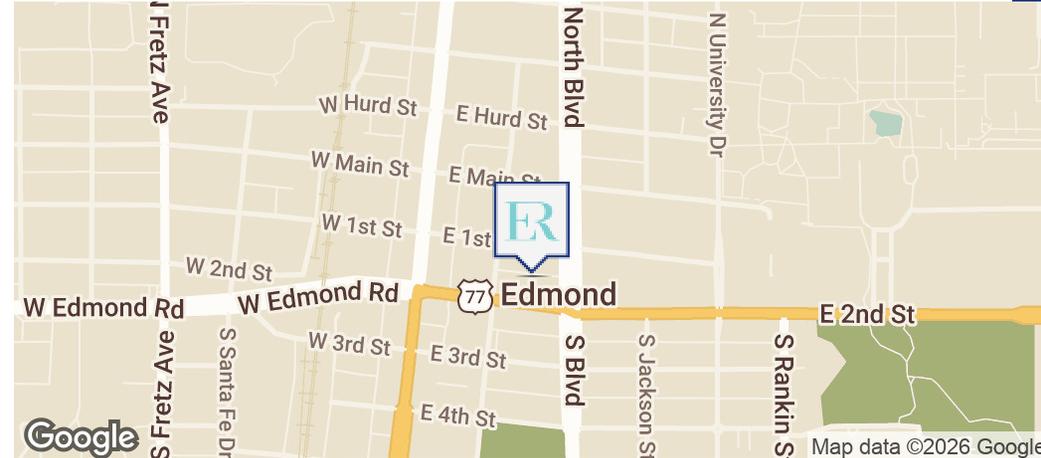


# RETAIL LEASE NEAR DOWNTOWN EDMOND

109 E 2ND STREET, EDMOND, OK 73034



## OFFERING SUMMARY

Available SF:	1,000 SF
Lease Rate:	\$2500/Month Full-Service Lease
Year Built:	1999
Total Building Size:	2,500
Zoning:	CBD
Traffic Count:	47,340 (Edmond 2020 - S Blvd & 2nd St)

## PROPERTY OVERVIEW

This Retail Lease Opportunity offers 1000 SF nestled between strong and long-term tenants Fed Ex Office, Papa Johns Pizza and Taco Bueno. This property is located on the North side of 2nd Street/Edmond Road just East of the 2nd St/Edmond Road & S Blvd intersection which is walking distance to the ever popular downtown Edmond.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,401	26,774	45,901
Total Population	10,933	69,970	121,744
Average HH Income	\$44,344	\$73,430	\$92,396

## PROPERTY HIGHLIGHTS

- Highly Visible with Easy Access
- Walking Distance to Downtown Edmond
- Located 1/4 mile East of the New Ice House Project and 1/2 mile West of the University of Central Oklahoma
- Maintained Ample Parking
- Strong Co-Tenancy
- Neighboring Tenants Include Fed Ex Office, Taco Bueno & Sprouts' Farmers Market
- Directly South of the Edmond Police Department
- Full Service Lease

## DAVID LIDE

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