

1409 E. DANFORTH ROAD  
EDMOND, OK 73034

Former Fitness Center Space For Lease

31,308 SF on 1.74 Acres MOL

Lease Price: \$14.00/SF NNN

**NAIRED**

COMMERCIAL  
REAL ESTATE



**NAIRED**

405.840.0600  
NAIRED.COM

DAVID HARTNACK  
405.761.8955  
DAVID@NAIRED.COM

SAM SWANSON  
405.208.2046  
SAM@NAIRED.COM





## PROPERTY HIGHLIGHTS

- Former Fitness Center
- Located in Kickingbird Square Shopping Center
- Existing Pool & Locker Rooms
- Grocery Anchored Intersection

**NAIRED**

405.840.0600

NAIRED.COM

DAVID HARTNACK

405.761.8955

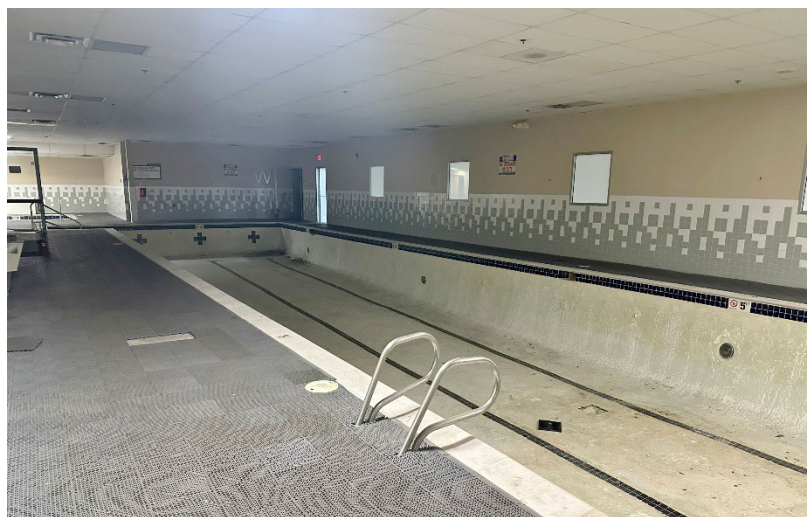
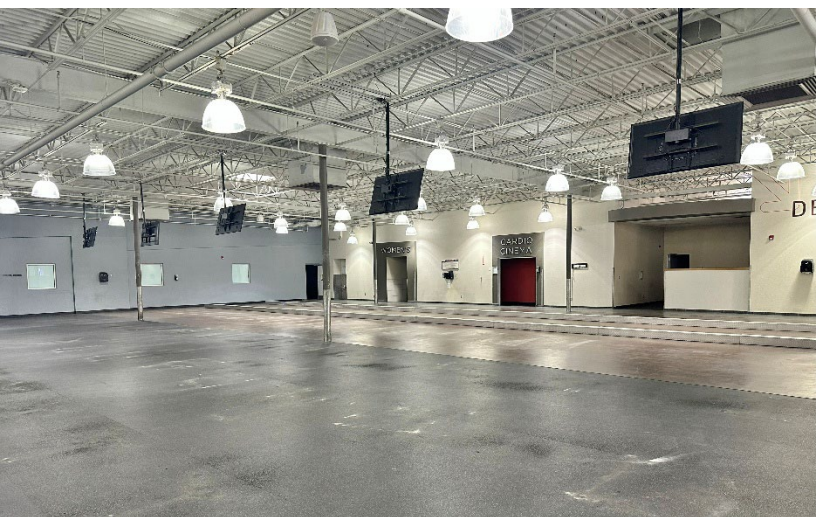
DAVID@NAIRED.COM

SAM SWANSON

405.208.2046

SAM@NAIRED.COM





**NAIRED**

**405.840.0600**  
**NAIRED.COM**

**DAVID HARTNACK**  
 405.761.8955  
 DAVID@NAIRED.COM

**SAM SWANSON**  
 405.208.2046  
 SAM@NAIRED.COM





## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	10,072	61,249	122,529
AVERAGE HOUSEHOLD INCOME	\$121,880	\$120,956	\$132,834
TOTAL HOUSEHOLDS	4,293	24,237	46,392

**NAIRED**

**405.840.0600**  
**NAIRED.COM**

FOLLOW US @NAIRED\_CRE



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior to sale, lease, or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.