

RETAIL SPACE FOR LEASE

15300 N WESTERN AVE

Edmond, OK 73013

VERONICA BAKER

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Building Size:	31,201 SF
Available SF:	1,500 - 4,150 SF
Lot Size:	461,961 SF
Number of Units:	12
Year Built:	2008

PROPERTY OVERVIEW

The Veranda is located in the heart of Edmond. This highly-sought-after community is known for its picturesque landscapes, great school districts, beautiful golf courses, shopping and dining. Your business will thrive in this shopping center with ample parking and that nestles up to a green belt. Just minutes from all the major highways, you couldn't ask for a better location.

PROPERTY HIGHLIGHTS

- High-traffic location
- Ample parking space
- Versatile floor plan options
- Close proximity to major roadways
- Excellent visibility
- Well-maintained landscaping
- Strong neighboring anchor tenants
- Proximity to residential communities and commercial centers

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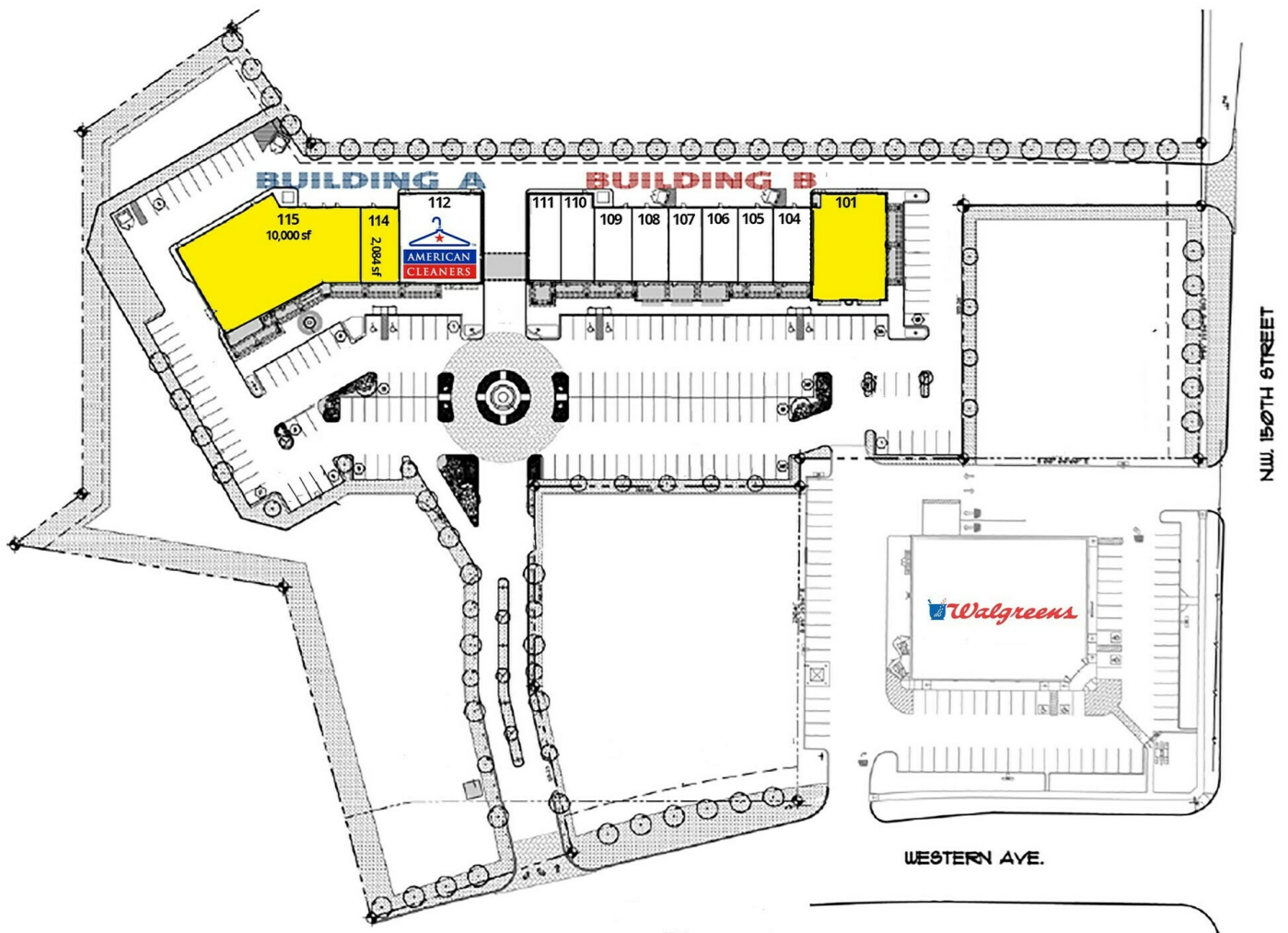
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ADDITIONAL PHOTOS



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SITE PLANS





A map of the Brenton Hills, Summit Parke, and Glen Eagles neighborhoods in Dallas, Texas. A blue location pin is placed on N Western Ave, just north of NW 150th St. The map shows a grid of streets including NW 150th St, NW 149th St, NW 144th St, NW 143rd St, NW 142nd St, and NW 141st St. Other streets shown are Hyde Parke Dr, N Western Ave, Chickasaw, Kiowa, Glenridge Dr, Glenmark Dr, Gleneagles Dr, Glenlake Dr, Carlingford Way, Lisa Ln, Lamplight Ln, Marbleleaf Dr, and Teesdale Rd. Water bodies are shown in light blue, and a green area is visible in the bottom left corner. The Google logo is in the bottom left, and 'Map data ©2025 Google' is in the bottom right.

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RETAILER MAP

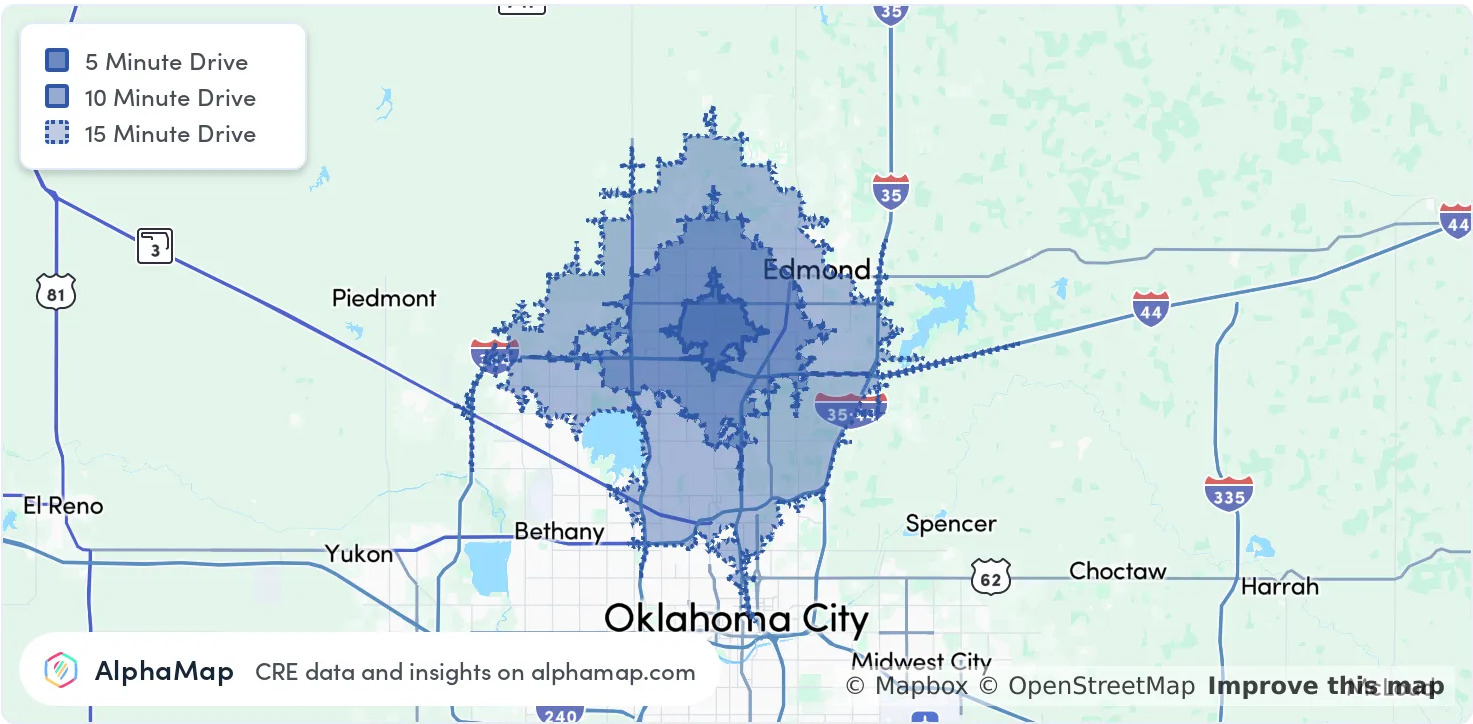


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AREA ANALYTICS



POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	16,334	118,686	292,261
Average Age	40	38	39
Average Age (Male)	38	36	38
Average Age (Female)	41	39	40

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	6,420	48,846	122,481
Persons per HH	2.5	2.4	2.4
Average HH Income	\$124,998	\$103,085	\$110,530
Average House Value	\$354,619	\$288,320	\$331,883
Per Capita Income	\$49,999	\$42,952	\$46,054

Map and demographics data derived from AlphaMap

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