

3612 E. 2ND STREET  
EDMOND, OK 73034



CONCEPTUAL RENDERING

Pre-Leasing Retail Space  
2,300 SF – 7,300 SF  
Lease Price: \$32.00/SF NNN

**NAI**RED COMMERCIAL  
REAL ESTATE  
405.840.0600 | [NAIRED.COM](http://NAIRED.COM)

DAVID HARTNACK  
405.761.8955  
[DAVID@NAIRED.COM](mailto:DAVID@NAIRED.COM)

SAM SWANSON  
405.208.2046  
[SAM@NAIRED.COM](mailto:SAM@NAIRED.COM)



CONCEPTUAL RENDERING



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## PROPERTY OVERVIEW

BUILDING SIZE	7,305 SF +/-
LOT SIZE	1.72 ACRES +/-
ZONING	E-1
TRAFFIC COUNT	22,359 CARS PER DAY

## DEMOGRAPHICS



### POPULATION

1 MILE: 4,231  
 3 MILES: 41,529  
 5 MILES: 96,406



### AVERAGE HOUSEHOLD INCOME

1 MILE: \$150,238  
 3 MILES: \$118,109  
 5 MILES: \$115,397



### TOTAL HOUSEHOLDS

1 MILE: 1,588  
 3 MILES: 16,493  
 5 MILES: 37,285

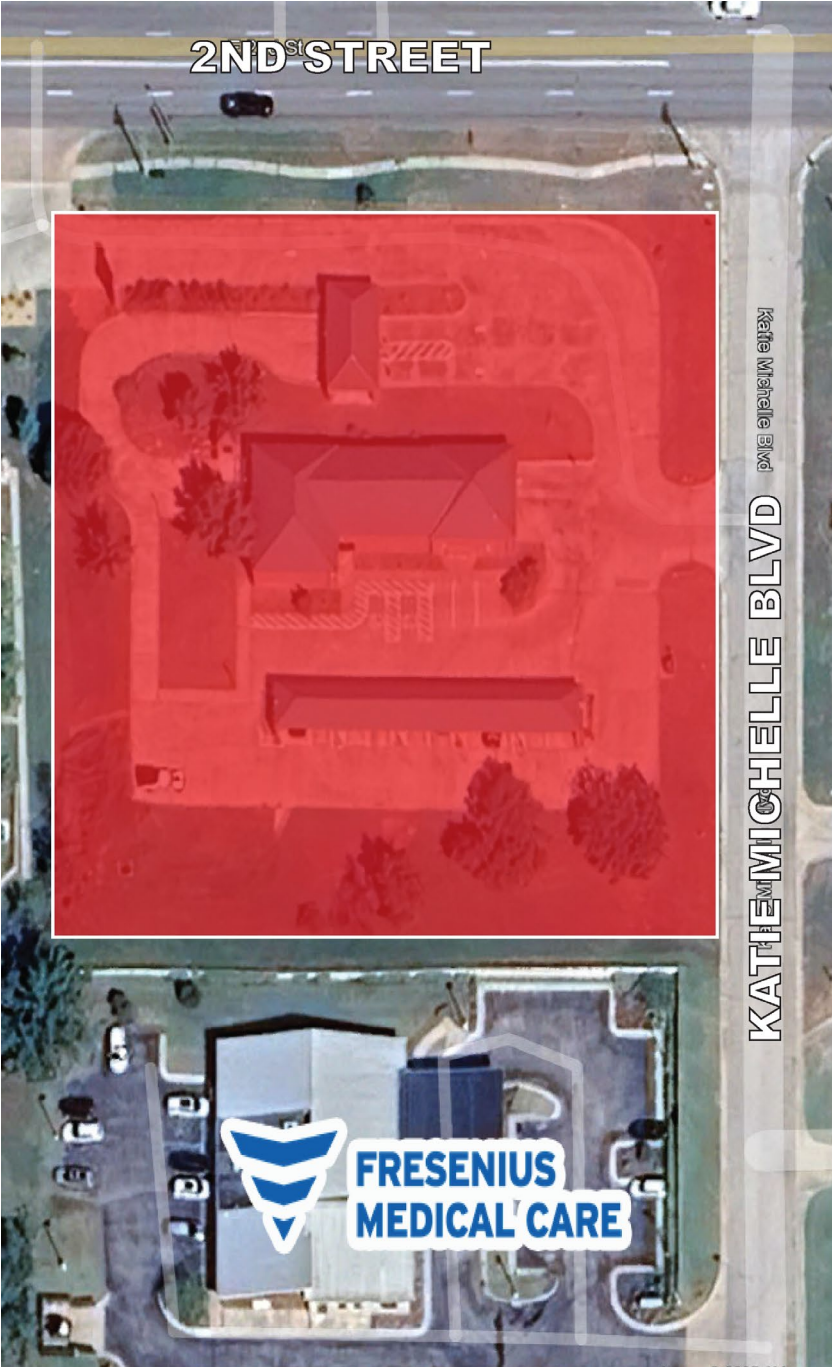
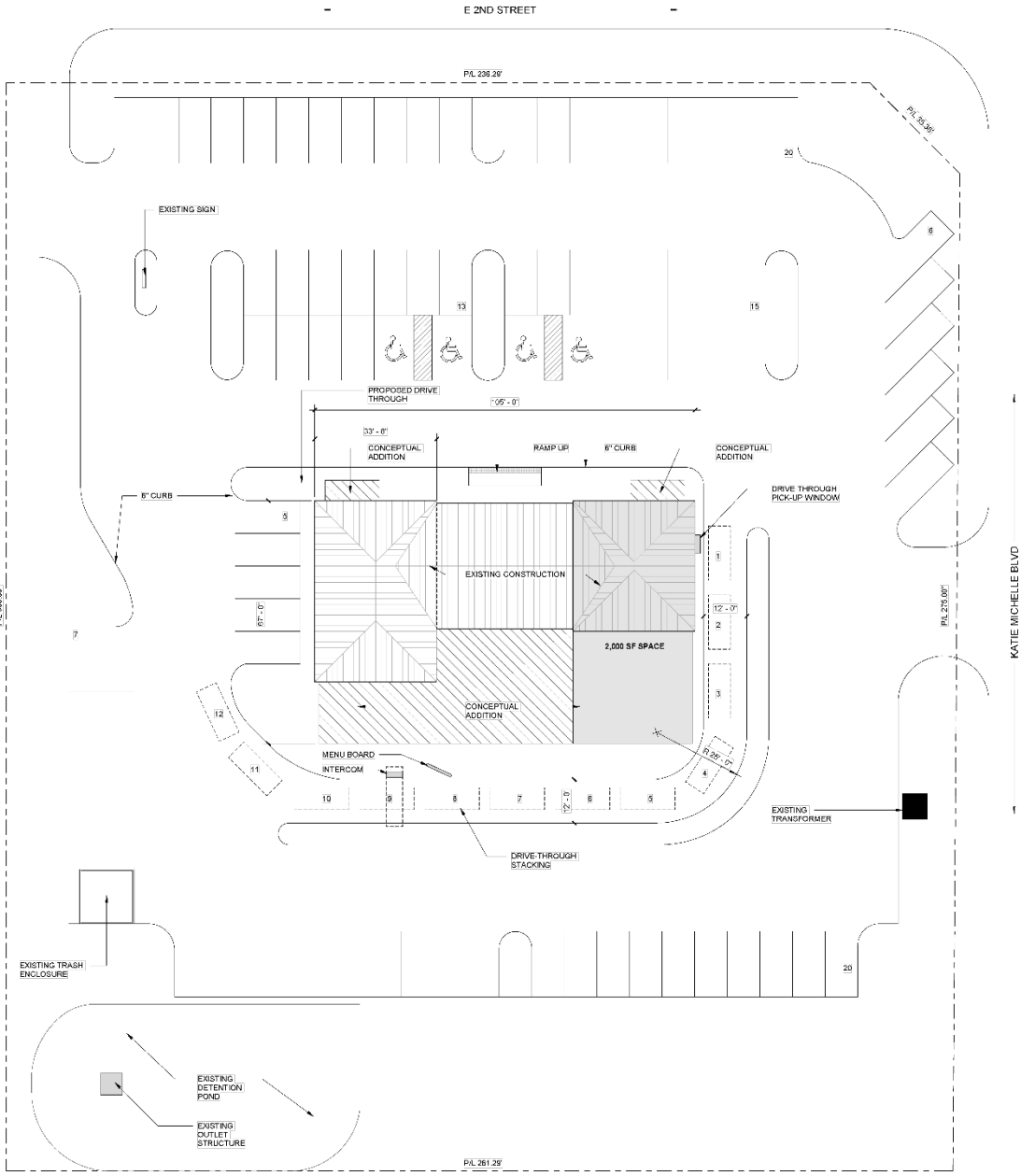


1/2 MILE FROM I-35

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# 3612 E. 2ND STREET SITE PLAN



# 3612 E. 2ND STREET AERIAL



22,359 VPD

2ND STREET

8,304 VPD

COLTRANE ROAD

15TH STREET

14,319 VPD

68,900 VPD