

Shoppes at East Covell

2664 Exchange Drive, Edmond, OK 73034



RETAIL SPACE - 100% OCCUPIED

Lease Rate:	Negotiable
Available SF:	100% Occupied
Lot Size:	2.54 Acres
Building Size:	11,880 SF
Sub Market:	Edmond
Cross Streets:	SW/C Interstate 35 & E Covell Rd 10232020

PROPERTY OVERVIEW

Shoppes at East Covell, is a newly constructed retail center. Great opportunity on Covell and I-35 directly adjacent from a Hilton Garden Inn Convention Center & Hotel and the approved Edmond Sports Complex. Located just west of Starbucks and east of Braum's and McDonald's, just a few miles from the newly developed Mercy Hospital and Integris Baptist Hospital.

Shoppes at East Covell is located at 2664 Exchange Dr. in Edmond, Oklahoma. The commercial development sits on the south west corner of I-35 and Covell in Edmond, Oklahoma. Edmond schools are expanding an Edmond East High School in the area, just east of the property.

GEORGE WILLIAMS, CCIM
405.239.1270
gwilliams@pricedwards.com
pricedwards.com

Shoppes at East Covell

2664 Exchange Drive, Edmond, OK 73034



DEMOGRAPHICS (PER 2010 CENSUS; 5 MILES RADIUS)

Total Population	51,851
Population Density	51,851
Median Age	36.1
Median Age (Male)	34.3
Median Age (Female)	37.7
Total Households	19,272
# of Persons Per HH	2.7
Average HH Income	\$105,617
Average House Value	\$325,870

TRAFFIC COUNTS (PER ACOG)

I-35	North	58,300
I-35	South	68,580
E Covell	East	2,440
E Covell	West	8,044

GEORGE WILLIAMS, CCIM
405.239.1270
gwilliams@pricedwards.com
pricedwards.com