

1702 AVENUE

1702 N Commerce St, Ardmore, OK 73401 (Wells Shopping Center)



RETAIL SPACE NOW AVAILABLE

Available SF: 1,250 - 1,824 SF

Suite A1 - Medical Space 1,824 SF - \$22 - \$24 SF/yr (NNN)

Suite A2 - Medical Space 1,660 SF - \$22 - \$24 SF/yr (NNN)

Suite C - Retail Space 1,250 SF - \$2,000.00 per month

Building Size: 9,734 SF

Cross Streets: N Commerce (Hwy 77) & Northwest Blvd

PROPERTY OVERVIEW

Located on the Northeast corner of North Commerce (Hwy 77) and Northwest Blvd this beautifully manicured neighborhood shopping center is directly across the street from Walmart Super Center and anchors one of the most heavily traveled intersections in the community.

Trade Area Population of approximately 145,000 is comprised of seven (7) counties. This retail neighborhood shopping center is located halfway between Oklahoma City and Dallas/Ft Worth (a five-minute drive East of I-35 on NW 12th Street). Located within a 1/2 mile of Mercy Memorial Hospital, thirty-five miles North of Winstar Casino and fifteen minutes of Lake Murray State Park makes the proximity convenient for both residents and tourism/recreation guests.

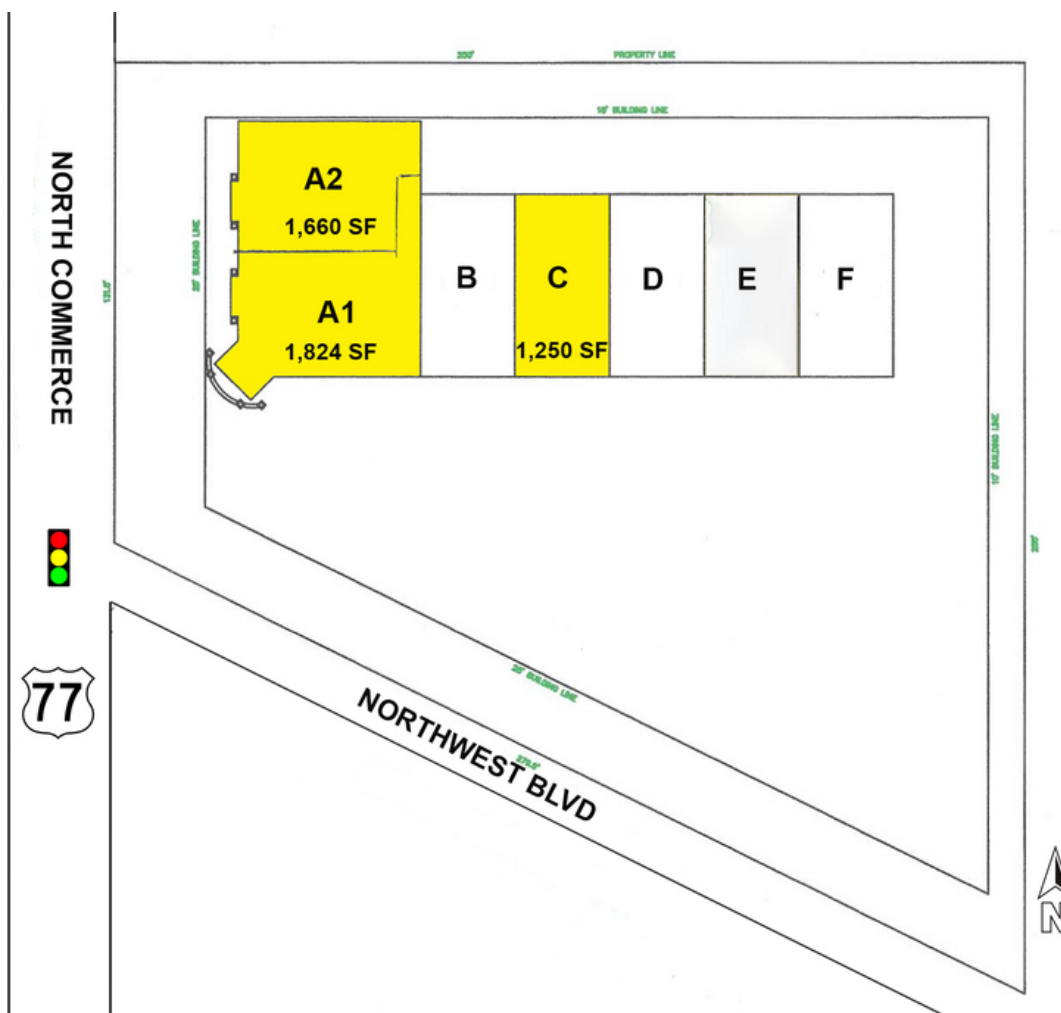
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BRANDY RUNDEL

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DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	39,681
Population Density	39,681
Median Age	37.3
Median Age (Male)	35.6
Median Age (Female)	40.0
Total Households	14,838
# of Persons Per HH	2.7
Average HH Income	\$52,233
Average House Value	\$99,954

TRAFFIC COUNTS (per ACOG)

N Commerce	north	9,000
N Commerce	south	12,400

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The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.