

COVELL VILLAGE

1380 W Covell Road, Edmond, OK 73003



RETAIL RESTAURANT SPACE NOW AVAILABLE

Available SF:	Suite 124	2,954 SF
Lease Rate:		Negotiable
Lot Size:		1.74 Acres
Building Size:		17,243 SF
Year Built:		2017
Cross Streets:	W Covell Rd & N Kelly Ave	

PROPERTY OVERVIEW

- Turn-key restaurant space with over \$250,000 in high-end finishes now available.
- Everything stays except for the equipment. Owner is willing to sell equipment; contact for details.
- Prominent placement on the Monument sign available.

LOCATION OVERVIEW 040119

- Covell Village is shadow anchored by Uptown Grocery.
- Great co-tenancy with strong demographics in a rapidly growing area.

ROSHA WOOD

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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.

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DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	110,375
Population Density	110,375
Median Age	33.8
Median Age (Male)	32.6
Median Age (Female)	34.8
Total Households	41,212
# of Persons Per HH	2.7
Average HH Income	\$93,861
Average House Value	\$237,125

TRAFFIC COUNTS (per ACOG)

W Covell	east	16,954
W Covell	west	15,736
N Kelly Ave	north	17,151
N Kelly Ave	south	22,187

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