

# Edmond Trails - ( Edmond Rd & Santa Fe Ave)

201 - 289 S Santa Fe Avenue, Edmond, OK 73003



## RETAIL SPACE NOW AVAILABLE

<b>Available SF:</b>	4,000 - 7,037 SF (4,000 sf space can be divided)
<b>Lease Rate:</b>	Negotiable
<b>Building Size:</b>	25,215 SF
<b>Sub Market:</b>	Edmond
<b>Cross Streets:</b>	Edmond Rd (2nd St) & S Santa Fe Ave

### FOR MORE INFORMATION, CONTACT

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The Edmond Trails Shopping Center is located on the NWC of Edmond Road and Santa Fe Avenue in Edmond, Oklahoma. This property is supported by one of Edmond's most stable neighborhood and has a well-diversified mix of strong tenants which include Kumon, American General Finance, Menchie's Frozen Yogurt, Mutt's Hot Dog, and others. This property was remodeled with an attractive facelift in 2001 and a new roof was installed in 2013. Owners are actively marketing the 7,000 SF anchor position (formally YMCA). This high traffic intersection is surrounded by other excellent retailers such as Walgreens, Planet Fitness, Taco Bell, Verizon Wireless and Braum's. Additionally, Kohl's, Wal-Mart Supercenter and LA Fitness are all within one mile of the site.

Edmond is located in the heart of Oklahoma, and is just north of and a part of the Oklahoma City Metro area. With an average household income of \$107,000 and an unemployment rate of only 1.5%, Edmond is Oklahoma City's most prominent suburb. Edmond has a vibrant and growing business sector, is ranked as one of the safest cities in the entire country and boasts an excellent school system.

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### DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	131,822
Population Density	131,822
Median Age	32.7
Median Age (Male)	31.6
Median Age (Female)	33.8
Total Households	51,835
# of Persons Per HH	2.5
Average HH Income	\$83,474
Average House Value	\$218,652

### TRAFFIC COUNTS (per ACOG)

S Santa Fe	north	13,396
S Santa Fe	south	21,376
Edmond Rd	east	21,307
Edmond Rd	west	20,077

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