

# JACKSON CREEK - PRE-LEASING AVAILABLE

NW 164th & N Western Avenue, Edmond, OK 73013



## RETAIL SPACE NOW AVAILABLE

**Available SF:** 9,800 SF

**Suites A - G:** 1,400 SF each

**Lease Rate:** Negotiable

**Lot Size:** 1.91 Acres

**Building Size:** 9,800 SF

**Sub Market:** Edmond

**Cross Streets:** NW 164th & N Western Ave

This site is located on the Southeast corner of NW 164th & N Western Ave offering excellent visibility. Located across from Wal-Mart Neighborhood Market and Natural Grocers.

The proposed shopping center gives excellent exposure to a major intersection of west Edmond and to the population of north Oklahoma City.

> 80 Parking spaces

112717

### KARLEEN KRYWUCKI

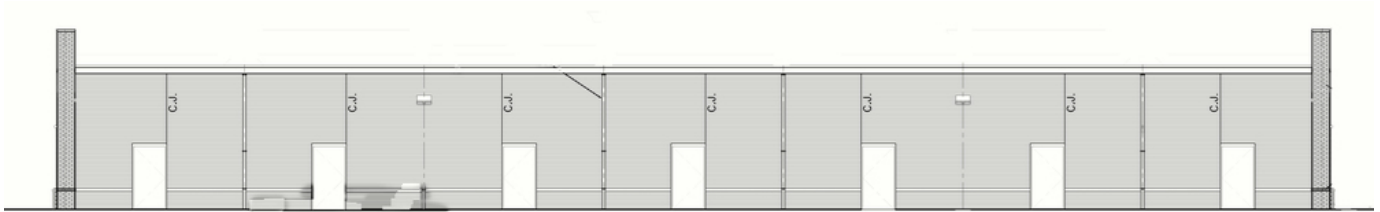
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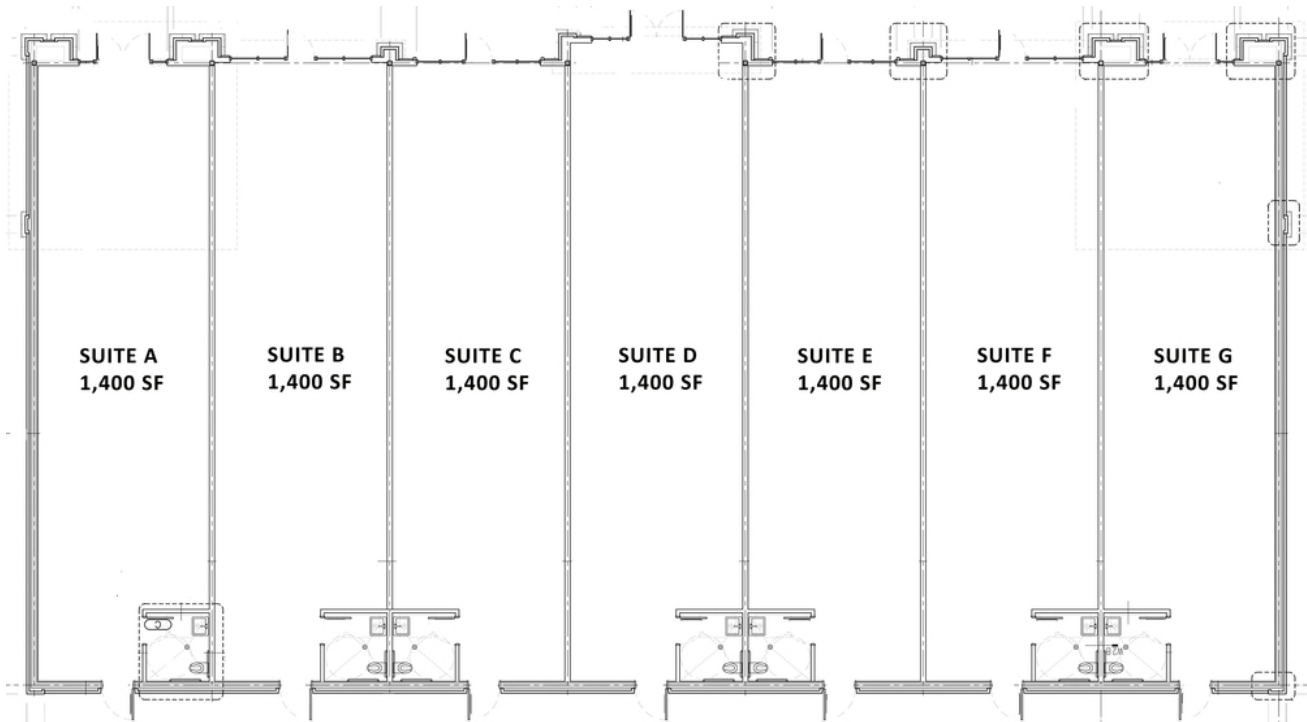
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REAR ELEVATION



FRONT ELEVATION



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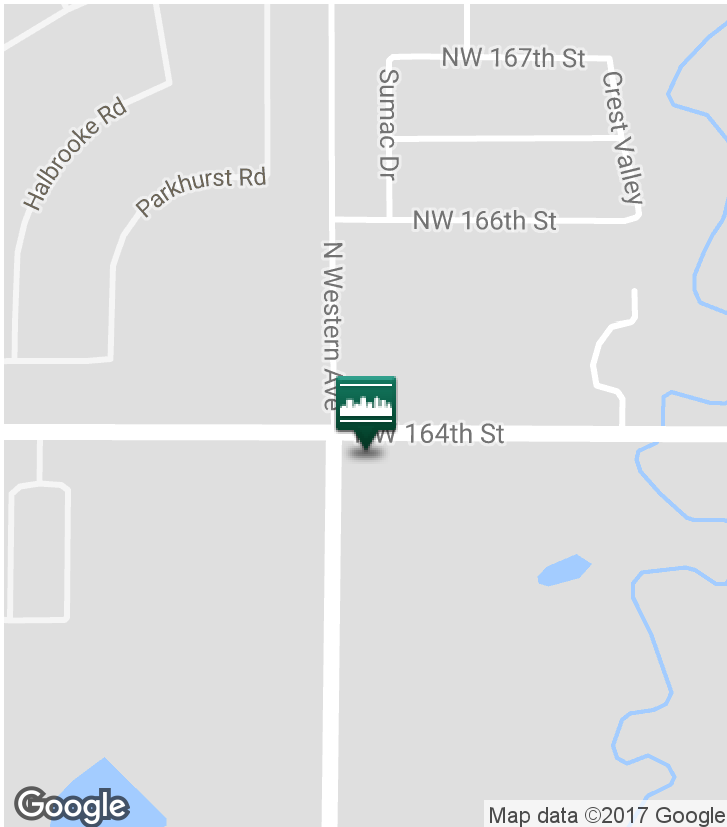
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## DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	145,667
Population Density	145,667
Median Age	32.9
Median Age (Male)	31.4
Median Age (Female)	34.1
Total Households	58,949
# of Persons Per HH	2.5
Average HH Income	\$75,450
Average House Value	\$195,154

## TRAFFIC COUNTS (per ACOG)

Western	north	12,452
Western	south	16,993
NW 164th	east	16,619
NW 164th	west	17,364



Map data ©2017 Google

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