

# SPACE AVAILABLE AT KELLY PLAZA

Edmond, OK



## 800 SF - 2,903 SF Retail Suites Available

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## PROPERTY HIGHLIGHTS

- Located at one of the highest traffic intersections in Edmond at Kelly Ave. and Edmond Road, with more than 42,000 cars daily
- Newly renovated and established shopping center
- Local and national tenant mix, retailers and services
- Local sub-market is undergoing considerable growth
- Short drive from University of Central Oklahoma, and Oklahoma Christian University
- One of Edmond's lowest costs for NNN charges

## PROPERTY INFORMATION

Lease Rate	Negotiable
Lease Type	NNN
NNN Charges	\$2.18 PSF (2017)
Year Built	1984
Year Renovated	2014
Size	800 - 2,903 SF
Market	West Edmond
Cross Streets	NE/C Edmond Rd. & Kelly

### Rare Market Location at One of Edmond's Busiest Intersections



KELLY PLAZA

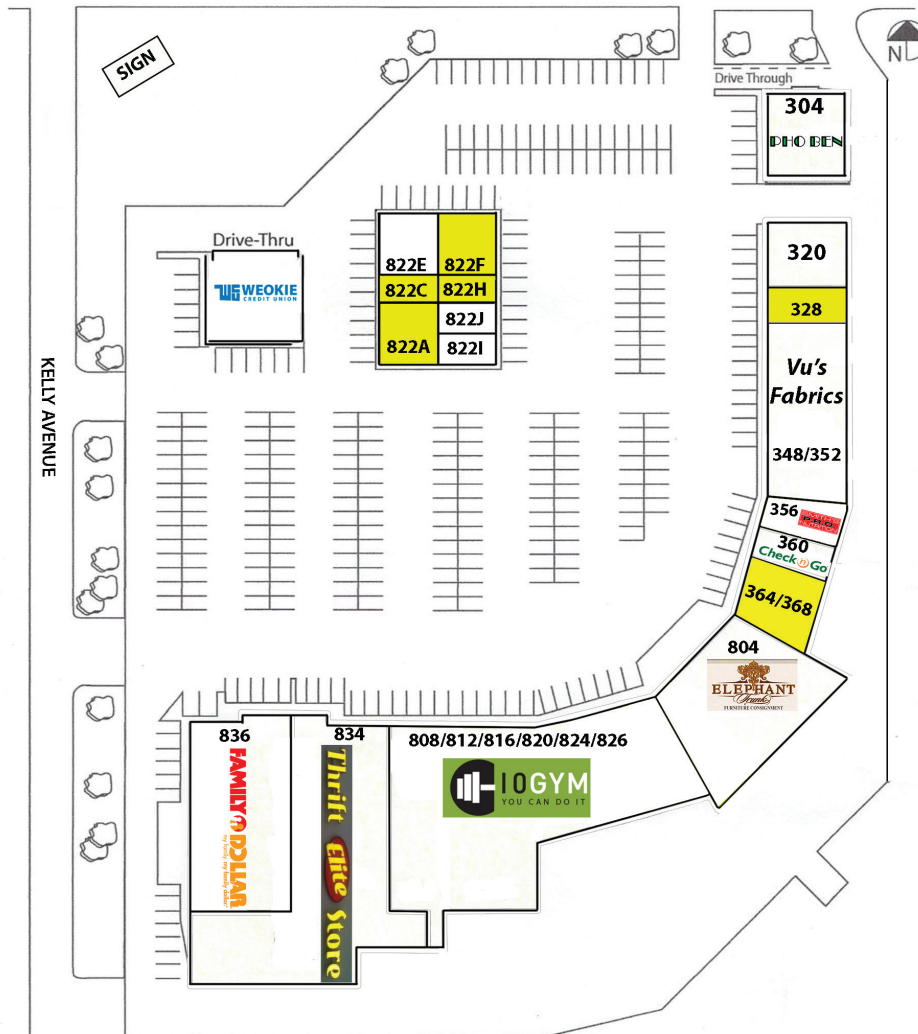
Edmond, OK

# KELLY PLAZA | Site Plan

## KELLY PLAZA

EDMOND, OK

EDMOND ROAD (2nd Street)



### TENANTS

SUITE	TENANT	SF
304	Pho Ben Restaurant	3,886
320	Coin-Op Laundry	2,692
<b>328</b>	<b>AVAILABLE</b>	<b>1,197</b>
340-352	Vu's Fabric	7,194
356	Smith's Pro Nutrition	1,690
360	Check N'Go	1,210
<b>364/368</b>	<b>AVAILABLE</b>	<b>2,903</b>
804	Elephant Trunk	9,218
808	10Gym	4,903
816	10Gym	19,582
834	Elite Thrift Store	15,920
836	Family Dollar	8,924
<b>822A</b>	<b>AVAILABLE</b>	<b>1,600</b>
<b>822C</b>	<b>AVAILABLE</b>	<b>800</b>
822E	Heritage Wine & Spirits	1,600
<b>822F</b>	<b>AVAILABLE</b>	<b>1,600</b>
<b>822H</b>	<b>AVAILABLE</b>	<b>800</b>
822I	Upstate Hair Designs	797
822J	Fashion Nails	800
PAD	Weokie Credit Union	
<b>Total GLA</b>		<b>87,297</b>



# KELLY PLAZA

## Aerial, Traffic Counts, Demographics



### TRAFFIC COUNT per ACOG, 2016

Edmond Road, east	21,030
Edmond Road, west	21,000
Intersection total	42,030

### DEMOGRAPHICS, 2016

5 mi.

Total Population	153,259
Population Density	153,259
Median Age	33.6
Median Age (Male)	32.9
Median Age (Female)	34.5
Total Households	60,452
# of Persons per HH	3.1
Average HH Income	\$102,314
Average House Value	\$200,697