

Prime Edmond Retail Center

NE corner N Coltrane Rd & E Danforth Rd, Edmond, OK 73034



RETAIL SPACE NOW AVAILABLE

Property Options:	Option 1A	101,075 sq ft
	Option 2	102,700 sq ft
	Option 3	97,100 sq ft
Lease Rate:		Negotiable
Lot Size:		5.61 Acres
Sub Market:		Edmond
Cross Streets:	N Coltrane Rd & E Danforth Rd	

PROPERTY OVERVIEW

- Prime location at northeast corner of East Danforth Road and North Coltrane Road.
- Heart of Best Edmond demographics.
- High growth area.
- New construction.

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FOR MORE INFORMATION, CONTACT

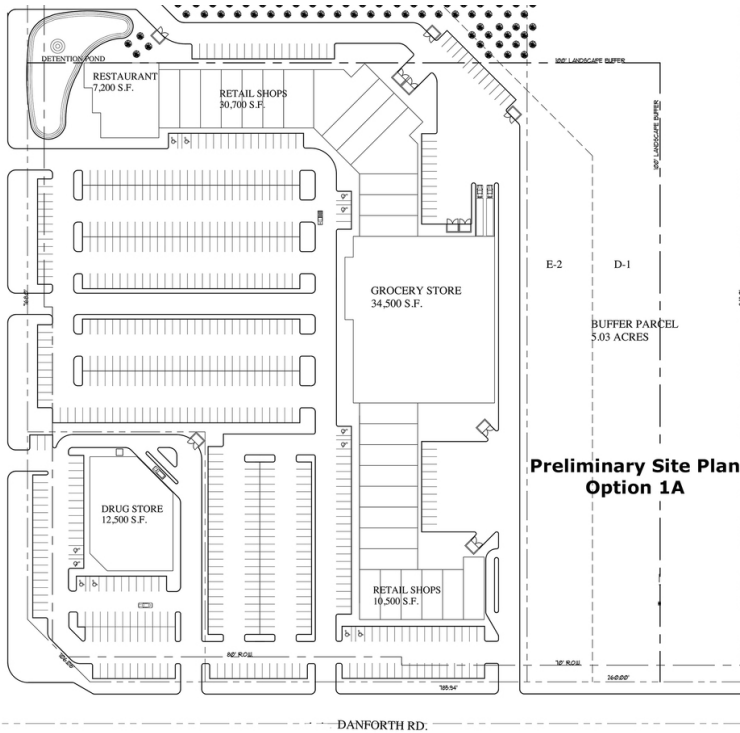
George Williams
gwilliams@pricedwards.com
 405.239.1270
 210 Park Ave, Suite 1000
 Oklahoma City, OK 73102
www.pricedwards.com

Ev Ernst
ernst@pricedwards.com
 405.843.7474
 210 Park Ave, Suite 1000
 Oklahoma City, OK 73102
www.pricedwards.com

Susan Brinkley
sbrinkley@pricedwards.com
 405.843.7474
 210 Park Ave, Suite 1000
 Oklahoma City, OK 73102
www.pricedwards.com

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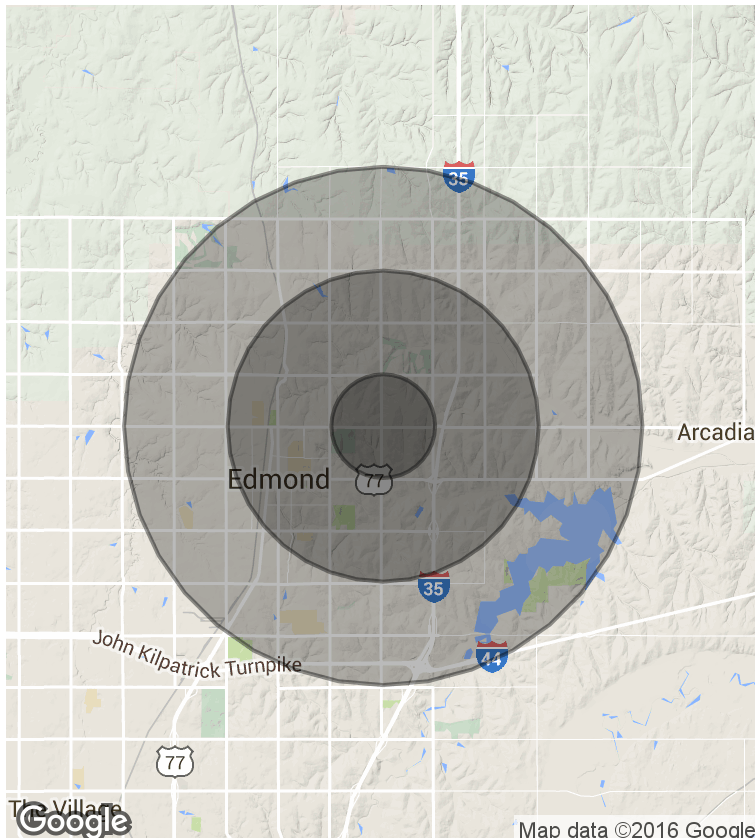
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Site Plan: Option 1A

Area Breakdown

Drug Store	12,500 sq ft
Grocery Store	34,500 sq ft
Retail Shops	54,075 sq ft
TOTAL	101,075 sq ft
Parking required	506 spaces

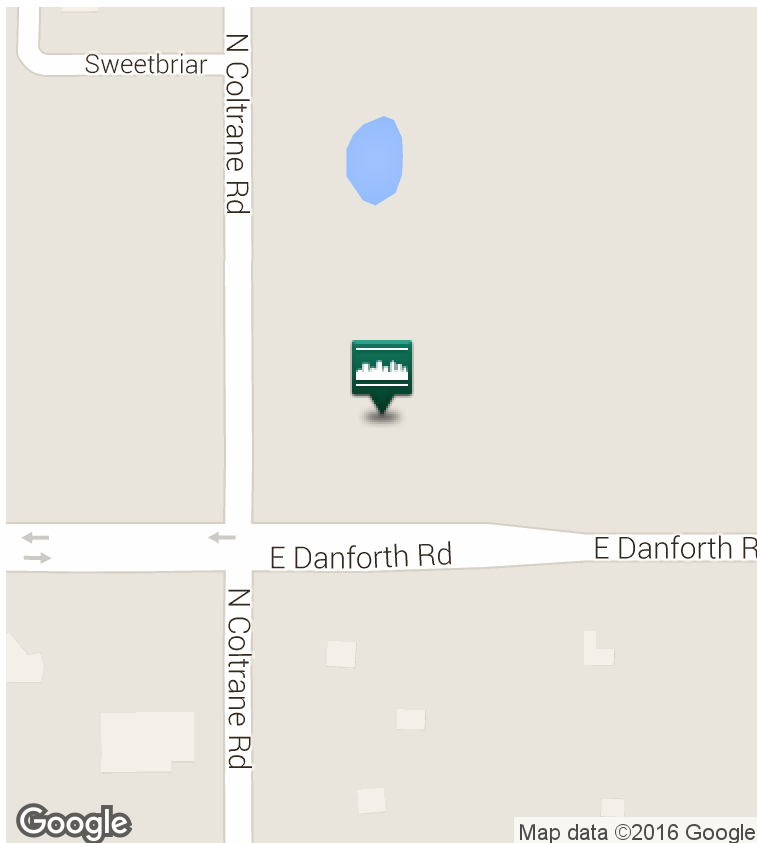
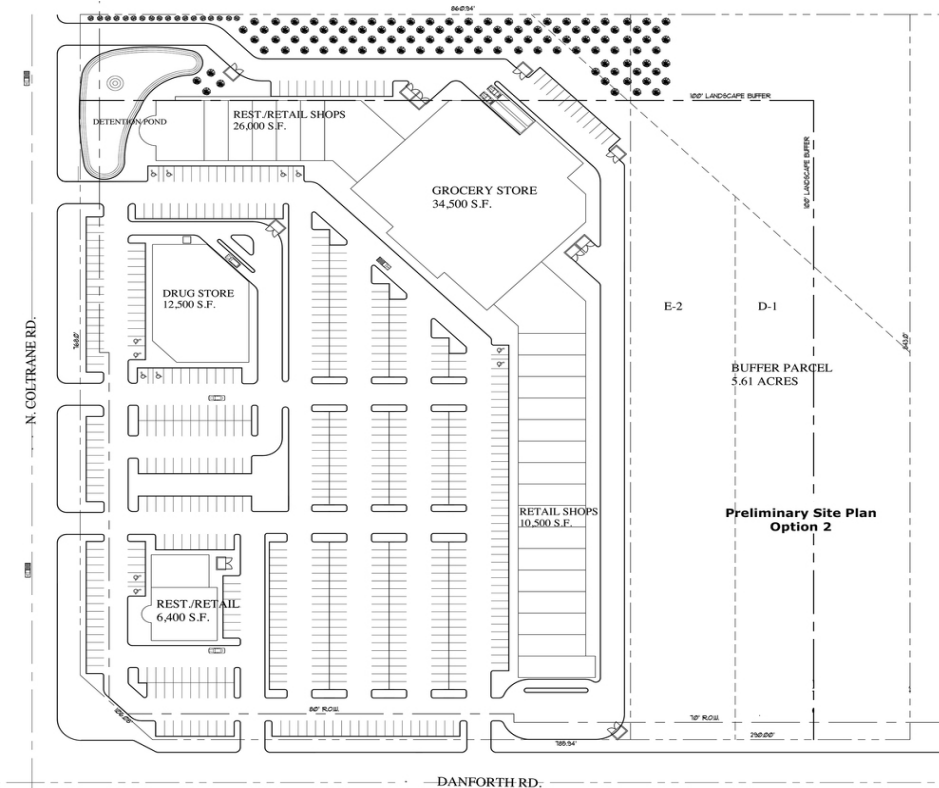


DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	85,983
Population Density	85,983
Median Age	34.1
Median Age (Male)	32.3
Median Age (Female)	35.8
Total Households	32,368
# of Persons Per HH	2.7
Average HH Income	\$91,709
Average House Value	\$275,150

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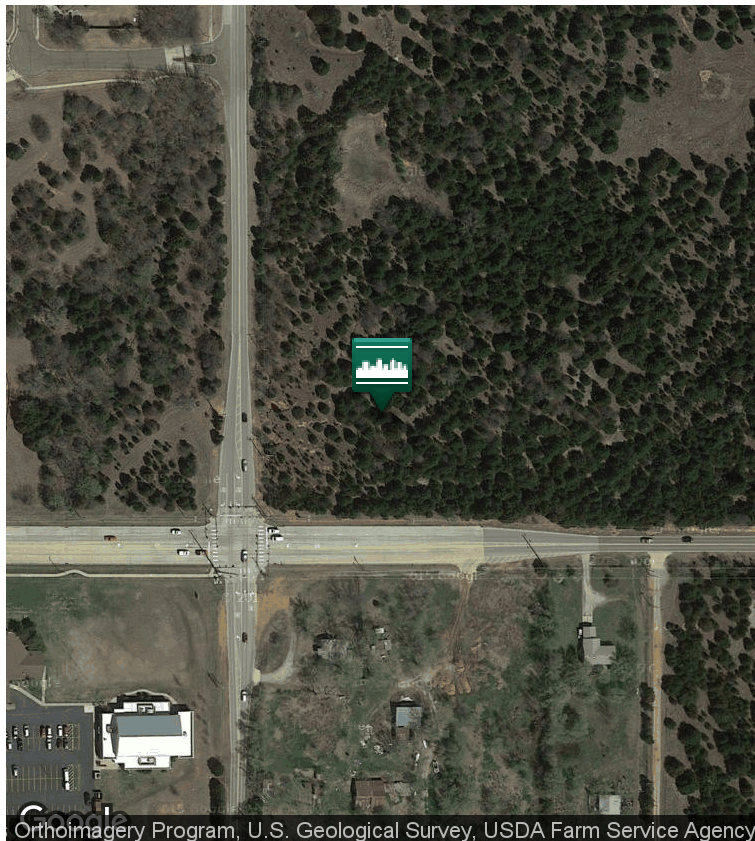
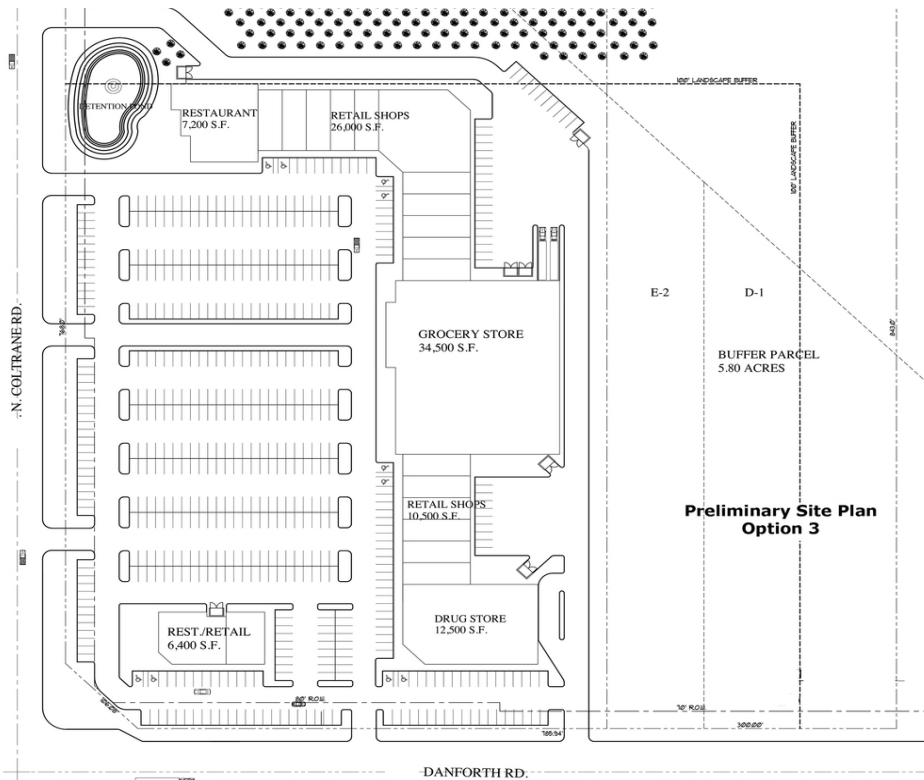
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Site Plan: Option 2	
Area Breakdown	
Drug Store	12,500 sq ft
Grocery Store	35,400 sq ft
Restaurant	6,900 sq ft
Retail Shops	47,900 sq ft
TOTAL	102,700 sq ft
Parking required	513 spaces

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Orthoimagery Program, U.S. Geological Survey, USDA Farm Service Agency

Site Plan: Option 3

Area Breakdown

Drug Store	12,500 sq ft
Grocery Store	34,500 sq ft
Restaurant	11,200 sq ft
Retail Shops	38,900 sq ft
TOTAL	97,100 sq ft

Parking required 485 spaces