## **Shoppes At Edmond University**

1141 E 2nd St, Edmond, OK 73034 - (E 2nd St & S Bryant Ave)



### RETAIL SPACE NOW AVAILABLE

Available - Suite 3F:	1,400 SF	<ul> <li>Shoppes At Edmond University, located at 2nd and Bryant in Edmond (the premier retail corridor in this market) is a neighborhood center anchored by Walmart Neighborhood Market.</li> <li>The center's current tenancy include Pei Wei Asian Diner, Jersey Mike's Subs, Half Price Books, AT&amp;T and many more.</li> <li>Directly adjacent to the University of Central Oklahoma, 16,910 students and across from OU Medical Center (300 beds)</li> </ul>	
Lease Rate:	\$25.00 PSF		
Lot Size:	4.89 Acres		
Building Size:	77,543 SF		
Sub Market:	Edmond		
Cross Streets:	E 2nd St & S Bryant Ave	062317	

PROPERTY OVERVIEW

#### FOR MORE INFORMATION, CONTACT

#### George Williams

gwilliams@priceedwards.com 405.239.1270 210 Park Ave, Suite 700 Oklahoma City, OK 73102 www.priceedwards.com

#### Phillip Mazaheri, CCIM

pmazaheri@priceedwards.com 405.239.1221 210 Park Ave, Suite 700 Oklahoma City, OK 73102 www.priceedwards.com

The information above has been obtained from sources believed 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.



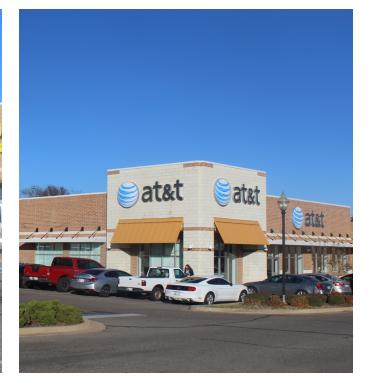
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DEMOGRAPHICS (per 2010 Cense	us; 5 Miles Radius)	
Total Population		110,516
Population Density		110,516
Median Age		34.1
Median Age (Male)		32.6
Median Age (Female)	35.4	
Total Households		41,530
# of Persons Per HH	2.7	
Average HH Income	\$91,891	
Average House Value	\$243,472	
TRAFFIC COUNTS (per ACOG)		
E 2nd Street	East	24,799
E 2nd Street	West	26,979
S Bryant Ave	North	15,196
S Bryant Ave	South	18,906

