

Located at the S/E Corner of E 33rd St & S Bryant Ave, Edmond, Ok

SHOPPES AT CHEYENNE RIDGE

SHOPPES AT CHEYENNE RIDGE - PRE-LEASING



OFFERING SUMMARY

Available SF:	2,000 - 8,110 SF
Building 1:	7,080 SF
Building 2:	4,992 SF
Building 3:	8,110 SF
Building 4:	7,655 SF
Lease Rate:	Negotiable
Lot Size:	3.32 acres
Combined Building Size:	28,000 SF

PROPERTY OVERVIEW

Cheyenne Ridge is a 28,000 square foot, multi-tenant, new construction retail center located at 33rd and Bryant.

This new development is located in high growth geographic center of Edmond, OK. - OKC's preferred suburb which has the highest incomes and best schools of any OKC suburb. Perfect location for soft goods, services, and restaurants.

Located on the SE corner of 33rd and Bryant tenants will have great exposure with frontage on Bryant and easy access to Broadway Extension/235 and I-35.

Trade area neighbors include: Oklahoma Christian University, Starbucks, Lucca, Ann Taylor Loft, Runway Seven, Chico's, White House Black Market, Panera Bread, and many more.

For more information please contact:

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PRE-LEASING AVAILABLE



Demographics: 2016 Estimate		
Population:	1 Mile	10,905
	3 Mile	53,929
	5 Mile	115,748
Households:	1 Mile	4,245
	3 Mile	21,812
	5 Mile	45,680
Household Income:	1 Mile	\$86,367.00
	3 Mile	\$83,874.00
	5 Mile	\$96,911.00
Home Value:	1 Mile	\$170,709.00
	3 Mile	\$182,610.00
	5 Mile	\$194,908.00
Median Age:	1 Mile	38.6
	3 Mile	32.9
	5 Mile	33.8
Traffic Counts:	33rd Street	10,996 VPD
	Bryant	17,956 VPD

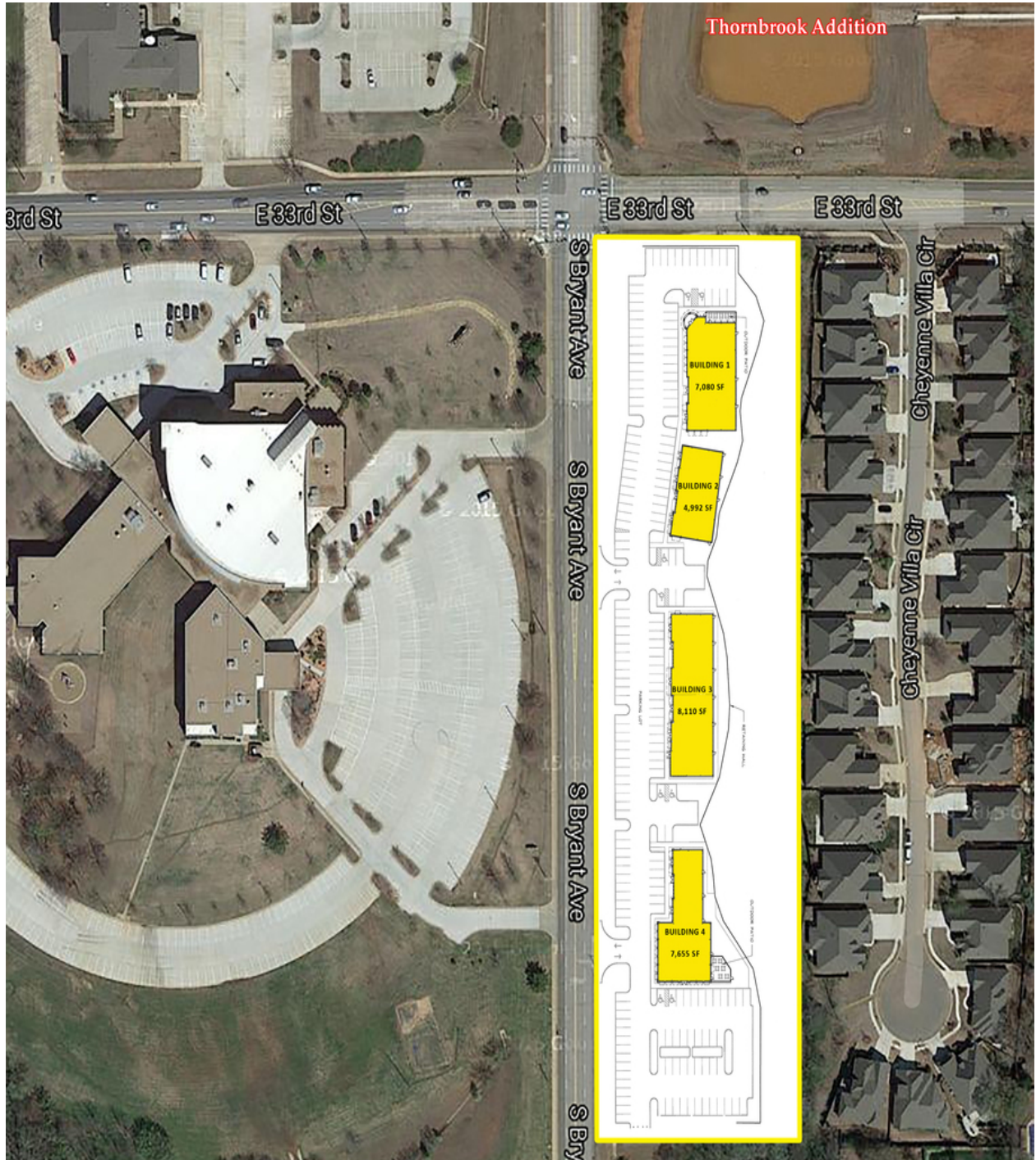
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SITE PLAN



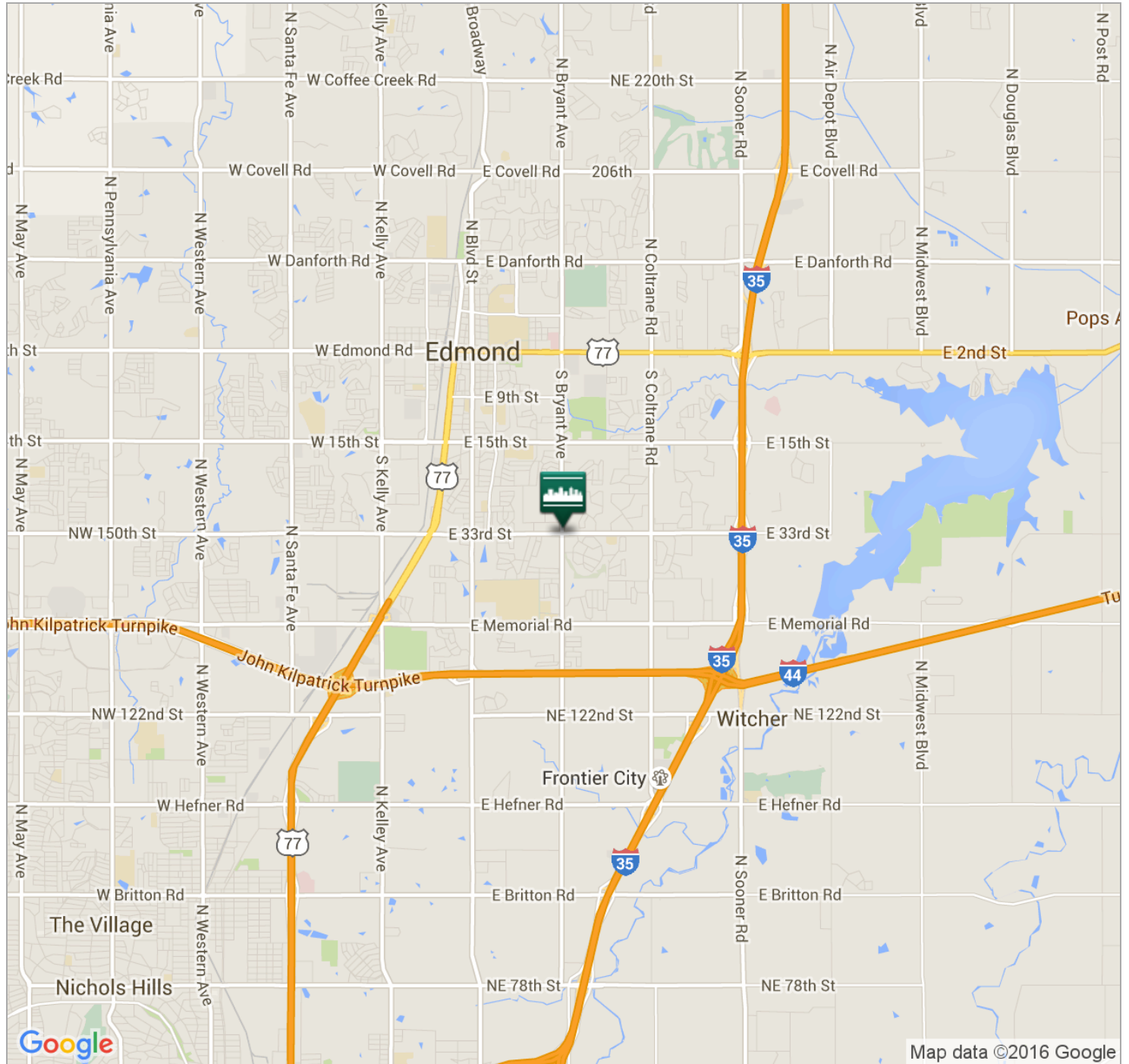
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LOCATION MAPS



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