

# Shoppes at East Covell - Pre-Leasing Available

2664 Exchange Dr (SW/C Interstate 35 & East Covell Rd), Edmond, OK 73034



## RETAIL SPACE NOW AVAILABLE

<b>Available SF:</b>	1,640 - 11,880 SF
<b>Lease Rate:</b>	Negotiable
<b>Lot Size:</b>	2.54 Acres
<b>Building Size:</b>	11,880 SF
<b>Sub Market:</b>	Edmond
<b>Cross Streets:</b>	SW/C Interstate 35 & E Covell Road

## FOR MORE INFORMATION, CONTACT

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## PROPERTY OVERVIEW

Shoppes at East Covell is currently pre-leasing a 11,880 square foot retail center, expected to be completed Spring of 2018. Great opportunity on Covell and I-35 directly adjacent from and Hilton Garden Inn Convention Center & Hotel and the approved Edmond Sports Complex. Located just west of Starbucks and east of Braum's and McDonald's, just a few miles from the newly developed Mercy Hospital and Integris Baptist Hospital.

## LOCATION OVERVIEW

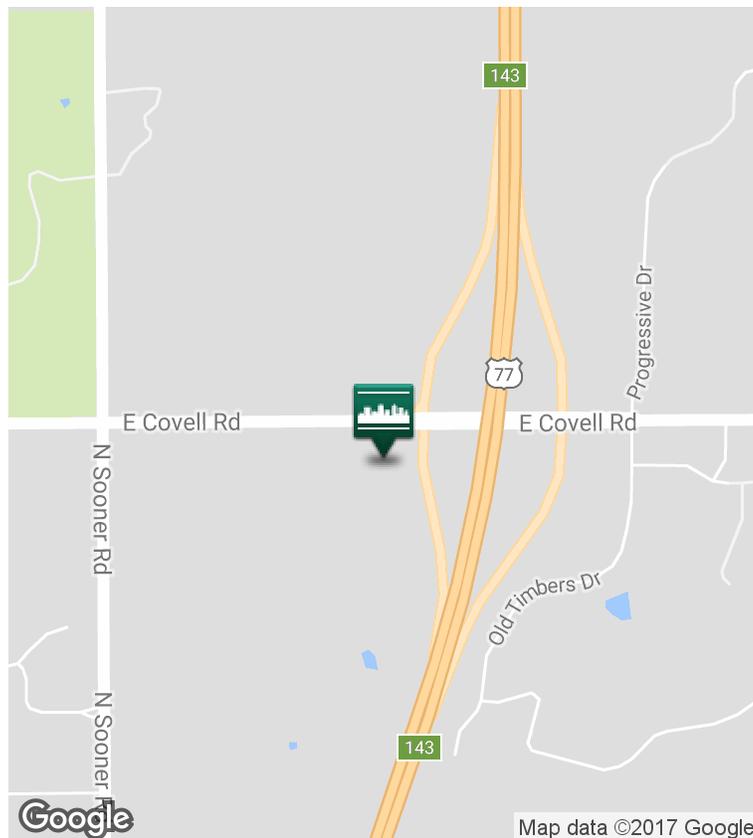
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Shoppes at East Covell is located at 2664 Exchange Dr. in Edmond, Oklahoma. The commercial development sits on the south west corner of I-35 and Covell in Edmond, Oklahoma. Edmond schools are expanding an Edmond East High School in the area, just east of the property.



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

Total Population	51,851
Population Density	51,851
Median Age	36.1
Median Age (Male)	34.3
Median Age (Female)	37.7
Total Households	19,272
# of Persons Per HH	2.7
Average HH Income	\$105,617
Average House Value	\$325,870

### TRAFFIC COUNTS (per ACOG-ODOT)

I-35	north	58,300
I-35	south	68,580
E Covell	east	1,226
E Covell	west	8,044

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