

Shoppes at Fox Lake

941 W I-35 Frontage, Edmond, OK 73034 (N/W of E 15th & Interstate 35)



RETAIL SPACE

| | |
|-----------------------------------|----------------------------------|
| Building 1 - Available SF: | 100% occupied |
| Building 2 - Available SF: | 2,000 SF |
| Lease Rate: | \$22.00 - \$24.00 SF/yr (NNN) |
| Market: | North |
| Sub Market: | Edmond |

PROPERTY OVERVIEW

Property is a 27,300 SF retail center that is a part of a high-traffic Walmart Supercenter and new Sam's Club development and is next to two health facilities – Integris Hospital and Mercy Health. With interstate visibility 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.

Pylon signage available.

Property is located just north of 15th St. on I-35 Frontage Road in Edmond, OK. Neighbors include: Sam's Club, Walmart SuperCenter, Integris Edmond Hospital, Mercy Health Complex, MidFirst Bank, Whataburger, Braum's and Circle K.

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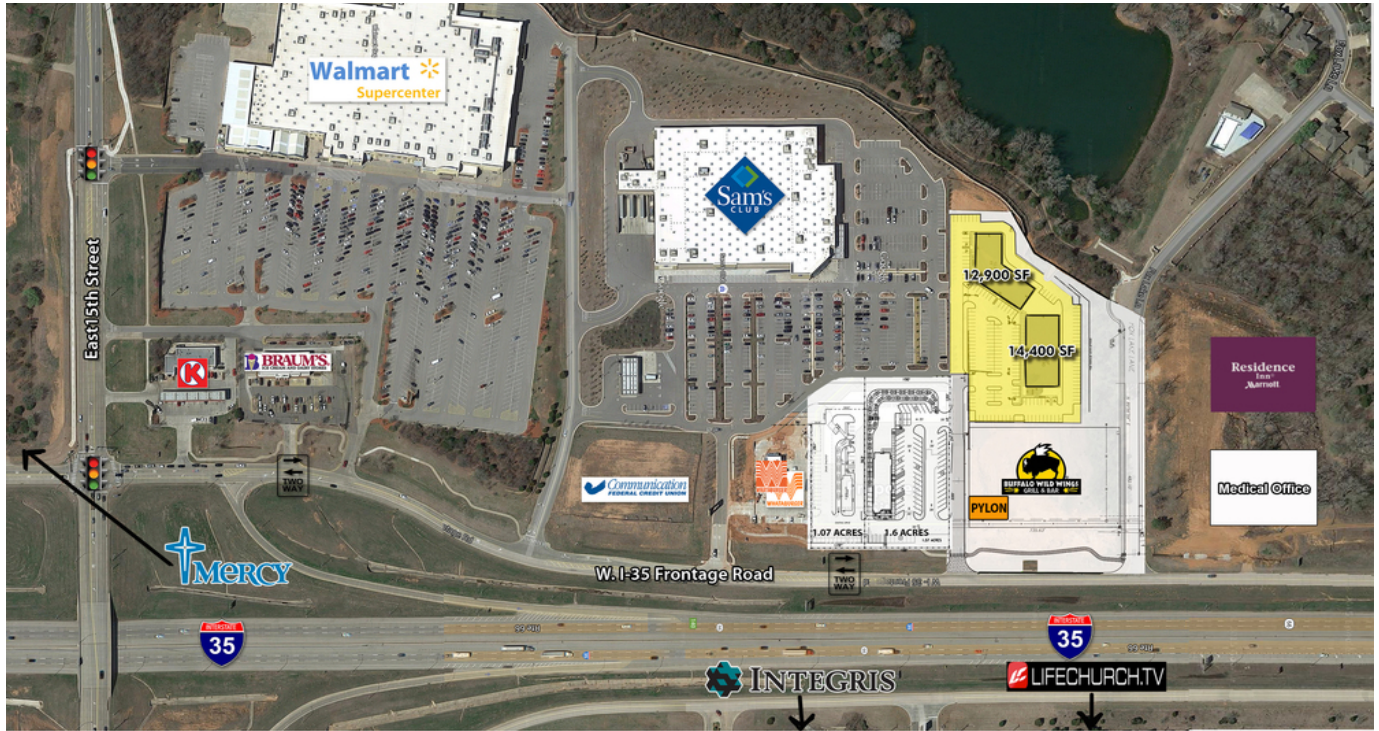
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DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

| | |
|---------------------|-----------|
| Total Population | 73,487 |
| Population Density | 73,487 |
| Median Age | 34.1 |
| Median Age (Male) | 32.2 |
| Median Age (Female) | 35.8 |
| Total Households | 27,675 |
| # of Persons Per HH | 2.7 |
| Average HH Income | \$91,565 |
| Average House Value | \$278,391 |

TRAFFIC COUNTS (per ACOG)

| | | |
|---------------|-----------|--------|
| E 15th St | east/west | 15,354 |
| E 2nd St | east/west | 20,300 |
| Interstate 35 | north | 57,000 |
| Interstate 35 | south | 63,800 |

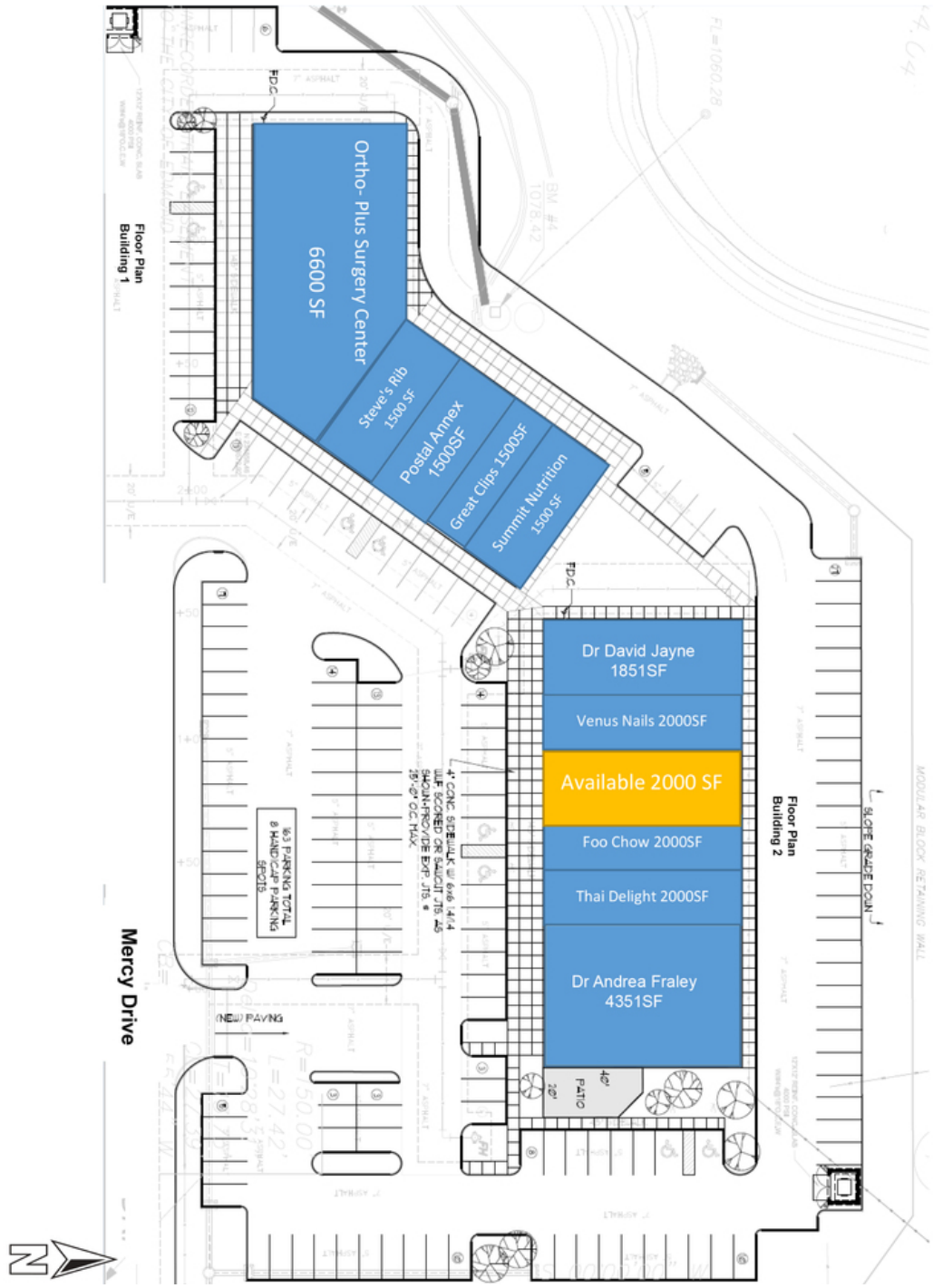
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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.