

# SHOPPES AT CHEYENNE RIDGE

S/E corner E 33rd & S Bryant Ave, Edmond, OK 73013



## RETAIL SPACE NOW AVAILABLE

<b>Available SF:</b>	4,992 - 7,655 SF
<b>Building 1:</b>	7,080 SF
<b>Building 2:</b>	4,992 SF
<b>Building 3:</b>	6,894 SF remaining
<b>Building 4:</b>	7,655 SF
<b>Lease Rate:</b>	Negotiable
<b>Lot Size:</b>	3.32 Acres
<b>Building Size:</b>	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.

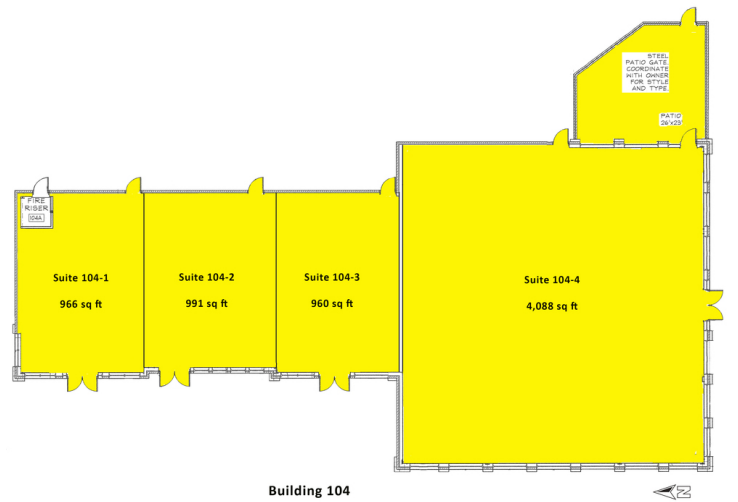
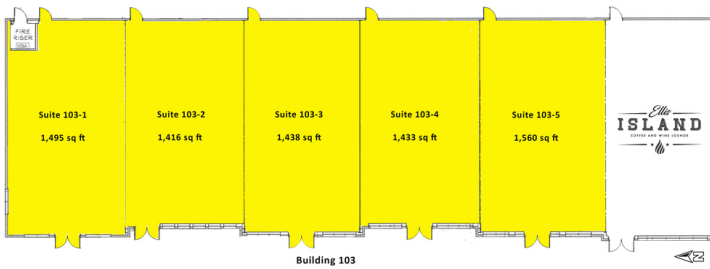
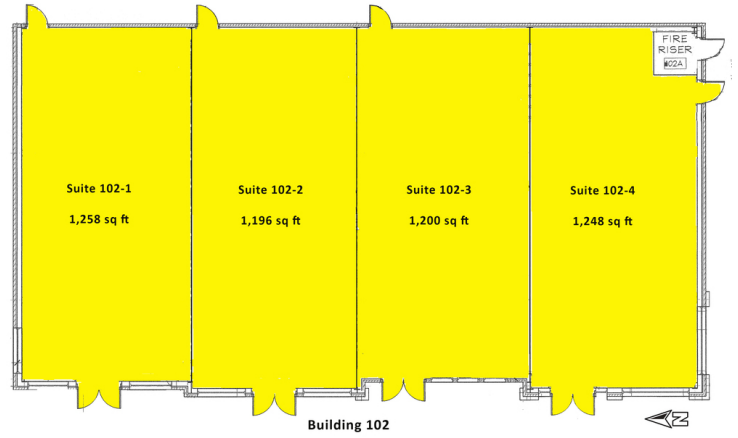
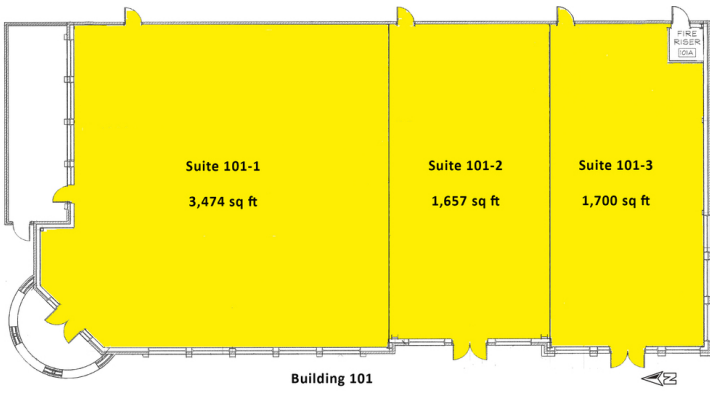
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## GEORGE WILLIAMS, CCIM

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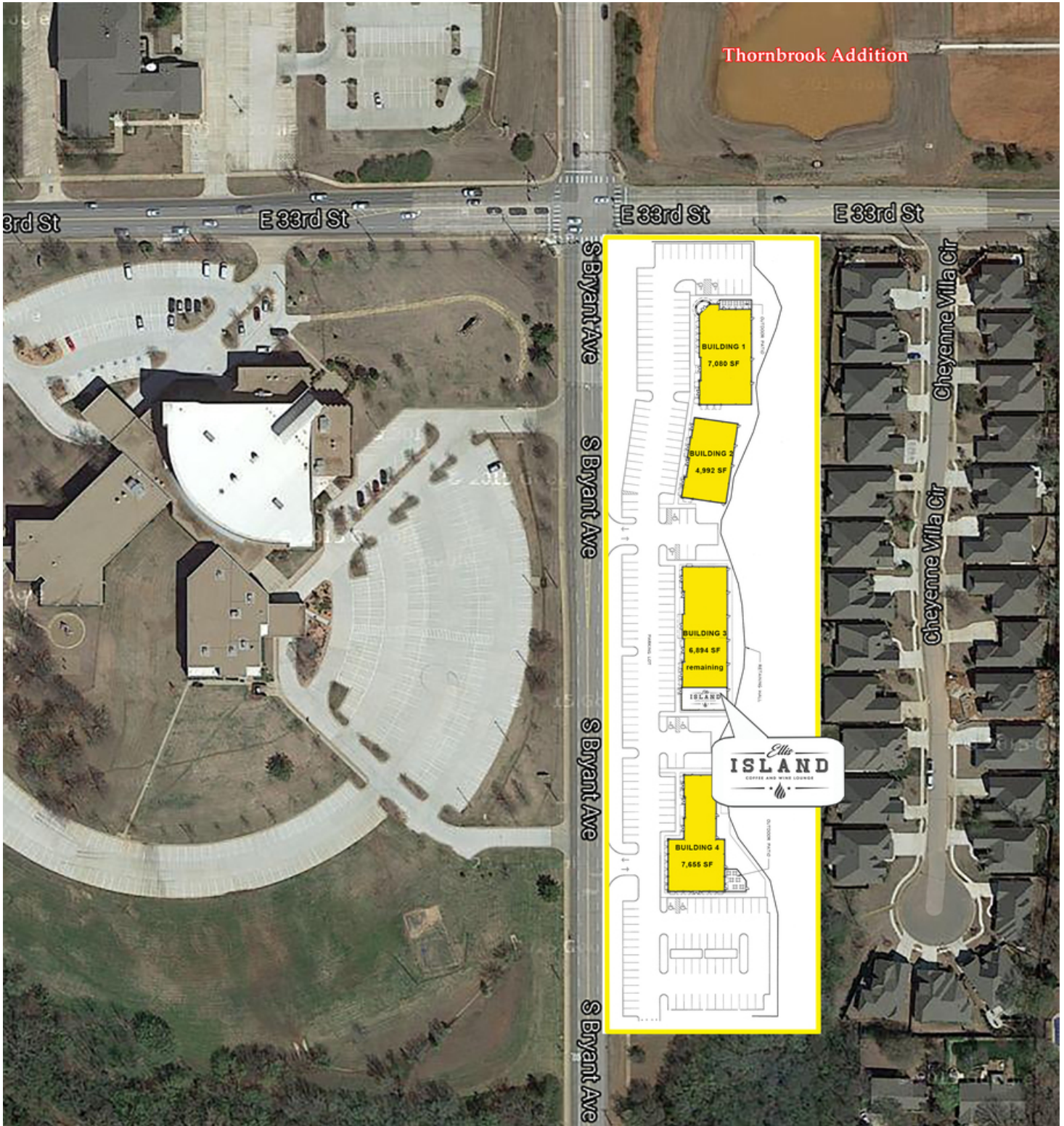


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## DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	102,249
Population Density	102,249
Median Age	33.6
Median Age (Male)	32.0
Median Age (Female)	35.2
Total Households	38,871
# of Persons Per HH	2.6
Average HH Income	\$85,291
Average House Value	\$220,986

## TRAFFIC COUNTS (per ACOG)

S Bryant	north	14,944
S Bryant	south	12,645
E 33rd St	east	11,579
E 33rd St	west	12,481

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