

SHOPPES AT EAST COVELL

2664 Exchange Drive, Edmond, OK 73034 (SW/C I-35 & East Covell Rd)



RETAIL SPACE NOW AVAILABLE

| | |
|-----------------------|----------------------------------|
| Available SF: | 1,640 - 4,936 SF |
| Suite 101 | 1,656 SF |
| Suite 102 | 1,640 SF |
| Suite 103 | 1,640 SF |
| Suite 105 | 1,640 SF |
| Suite 106 | 1,060 SF |
| Lease Rate: | Negotiable |
| Lot Size: | 2.54 Acres |
| Building Size: | 11,880 SF |
| Sub Market: | Edmond |
| Cross Streets: | SW/C Interstate 35 & E Covell Rd |

PROPERTY OVERVIEW

Shoppes at East Covell, is a newly constructed retail center. Great opportunity on Covell and I-35 directly adjacent from a 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.

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.

Suites 101 - 103 can be combined for a total of 4,936 SF

Suites 105 - 106 can be combined for a total of 2,700 SF

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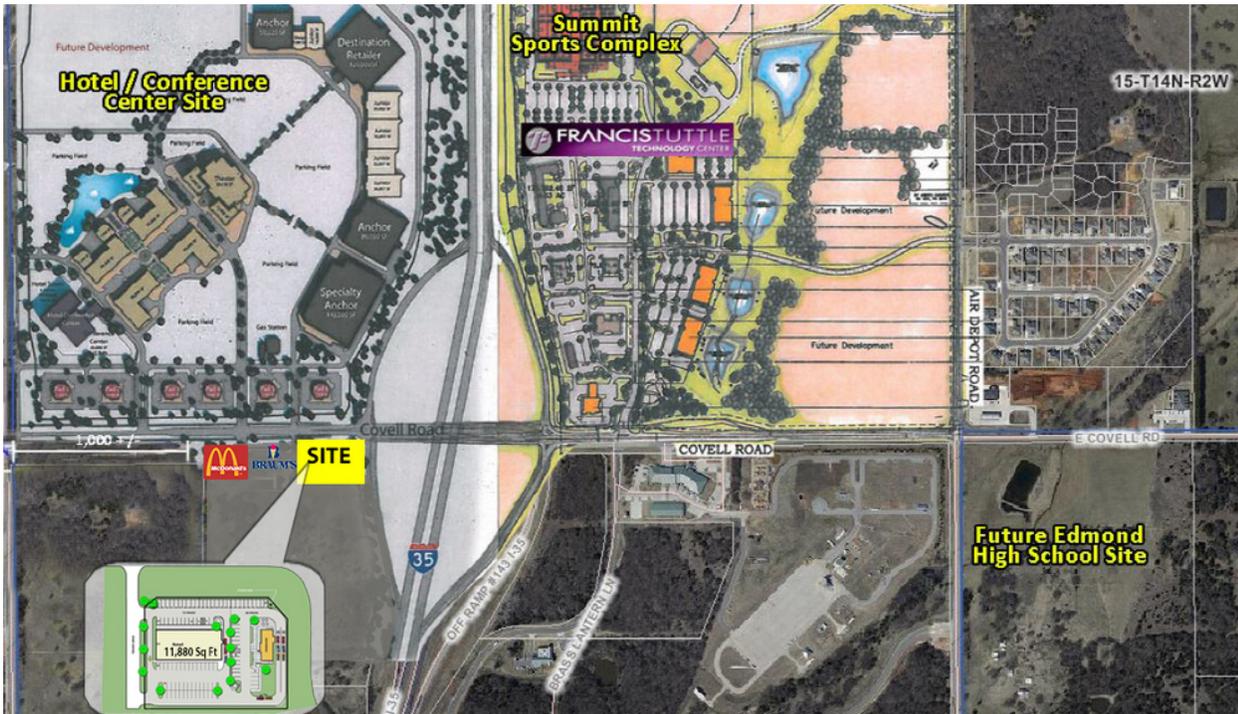
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DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

| | |
|---------------------|-----------|
| 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)

| | | |
|----------|-------|--------|
| I-35 | north | 58,300 |
| I-35 | south | 68,580 |
| E Covell | east | 2,440 |
| E Covell | west | 8,044 |

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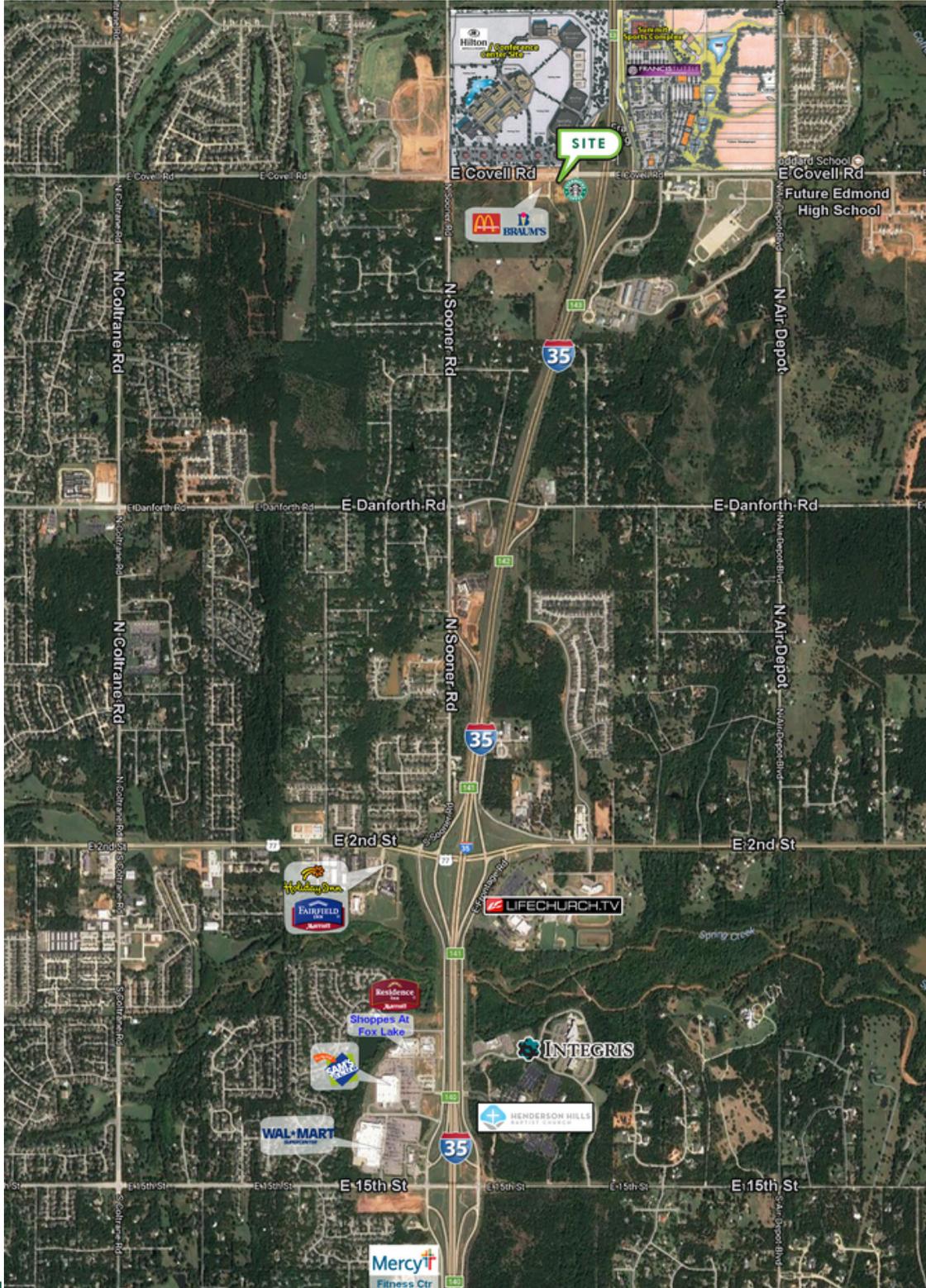
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