1141 E 2nd St, Edmond, OK 73034





PROPERTY OVERVIEW RETAIL SPACE NOW AVAILABLE Shoppes At Edmond University, located at 2nd and Bryant in Available SF: 1.400 SF Edmond (the premier retail corridor in this market) is a neighborhood center anchored by Walmart Neighborhood Market. 1,400 SF **Suite 1185** The center's current tenancy include Pei Wei Asian Diner, Half Price Books, AT&T and many more. Lease Rate: \$20.00 SF/yr (NNN) Directly adjacent to the University of Central Oklahoma, 4.89 Acres Lot Size: 16,910 students and across from OU Medical Center (300 beds) 77,543 SF **Building Size:** Sub Market: Edmond **Cross Streets:** E 2nd St & S Bryant Ave 071818

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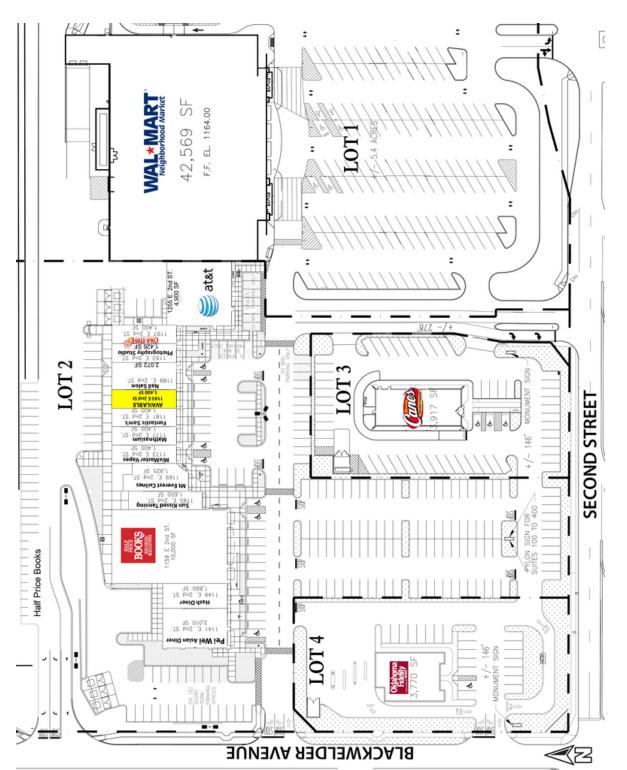
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The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct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

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SHOPPES AT EDMOND UNIVERSITY

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DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	110,516
Population Density	110,516
Median Age	34.1
Median Age (Male)	32.6
Median Age (Female)	35.4
Total Households	41,530
# of Persons Per HH	2.7
Average HH Income	\$91,891
Average House Value	\$243,472

TRAFFIC COUNTS (per ACOG)		
E 2nd St	east	24,799
E 2nd St	west	25,969
Bryant	north	15,196
Bryant	south	18,904

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