

SHOPS AT ARDMORE

1211 North Commerce St, Ardmore, OK 73401



RETAIL SPACE NOW AVAILABLE

Available SF: 430 - 8,500 SF

Lease Rate: negotiable

Lot Size: 23.51 Acres

Building Size: 277,247 SF

Cross Streets: N Commerce St (Hwy 77)
& 12th Ave NW

PROPERTY OVERVIEW

Located on the Northwest corner of NW 12th Avenue & North Commerce (Hwy 77) in Ardmore, Oklahoma, this regional mall is a short drive south of Norman.

Trade Area Population of 143,619 is comprised of seven (7) counties. Shops At Ardmore is located halfway between Oklahoma City and Dallas/Ft Worth off I-35 and is the only enclosed mall of its size between these markets.

Co-Tenancy includes: Ulta, TJ Maxx, JC Penney, Staples, Hobby Lobby, Big Lots, Buckle, Famous Footwear, Hallmark, Bath & Body Works and Planet Fitness. Located 35 miles North of Winstar Casino and fifteen minutes Northwest of Lake Murray State Park makes the proximity convenient for tourism / recreation guests to visit Shops At Ardmore.

East Central University, Southeastern Oklahoma State University, Murray State College and University Center of Southern Oklahoma is home to more than 21,000 students, who enjoying dining and shopping their favorite stores at this location.

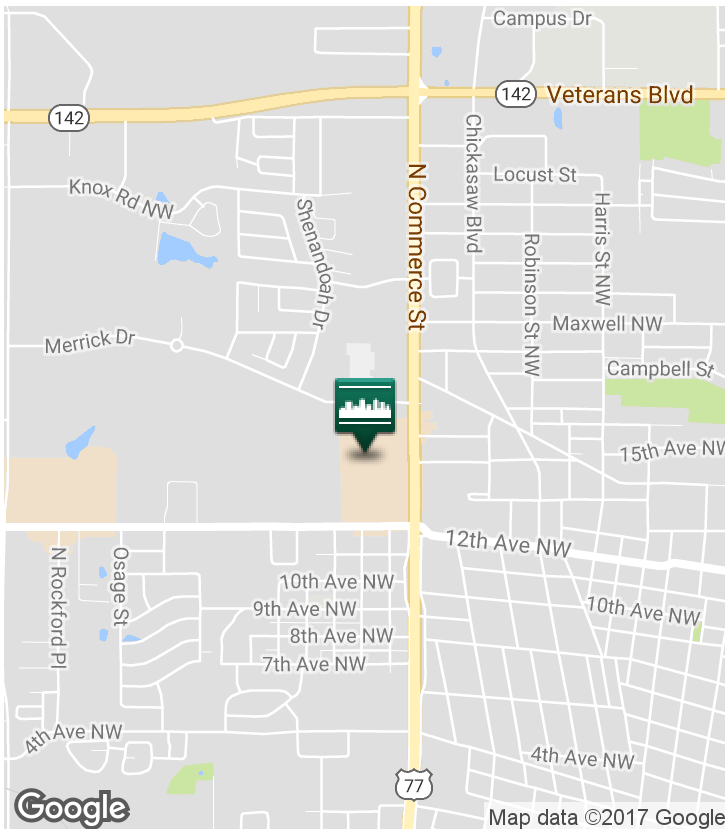
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BRANDY RUNDEL

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405.321.7500
210 Park Ave, Suite 700, Oklahoma City, OK 73102
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DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	39,558
Population Density	39,558
Median Age	37.2
Median Age (Male)	35.6
Median Age (Female)	40.0
Total Households	14,780
# of Persons Per HH	2.7
Average HH Income	\$52,427
Average House Value	\$100,422

TRAFFIC COUNTS (per ACOG)

Commerce St	north	12,649
Commerce St	south	17,657
12 Ave NW	east	12,883
12 Ave NW	west	14,428

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TENANT LEGEND

UNIT	TENANT	SQ. FT.	UNIT	TENANT	SQ. FT.
1	ULTA	10,000	23	Clear Focus CV Ultrasound Services	1,000
2	TJ MAXX	22,720	24	AVAILABLE	430
3	AARON RENTS	8,442	25	BIG LOTS	26,432
4	JC PENNEY	34,364	26	HOBBY LOBBY	57,120
5	HALLMARK	5,120	27	THE FACTORY CONNECTION	5,002
6	STAPLES	15,000	28	FAMOUS FOOTWEAR	6,260
7	GENERAL NUTRITION CORPORATION	1,755	29	SMART REPAIR	501
8 & 9	MR J'S SANDWICH BAR	1,515	30	CELLS-U-MORE	1,348
10	PUBLIC RESTROOMS	911	31	PLANET FITNESS	13,000
11	JING YUAN CHINESE RESTAURANT	3,025	32	CLAIRE'S BOUTIQUE	1,167
12	THAI ICE CREAM	1,573	33	NATURAL NAILS	623
13 & 14	AVAILABLE	2,157	34	BATH & BODY WORKS	3,000
15	AVAILABLE	1,144	35	AVAILABLE	3,300
16	A-JEWELERS	1,488	36	THE BUCKLE	5,680
17	KARMA FASHION	1,357	37	AVAILABLE	3,356
18	HIBBETT SPORTING GOODS	6,625	38	AT&T	2,500
19	AVAILABLE	875	39	CHICKEN EXPRESS	3,425
20	THE PEANUT SHACK	844	40	PROPOSED OUTPARCEL	4,000
21	AVAILABLE	1,029	41	AVAILABLE	8,500
22	ARMED FORCES RECRUITING	2,527	41A	VETERANS ADMINISTRATION	4,132
	TOTAL PARKING	1,176	42	PROPOSED OUTPARCEL	4,000
				TOTAL SQUARE FEET	277,247

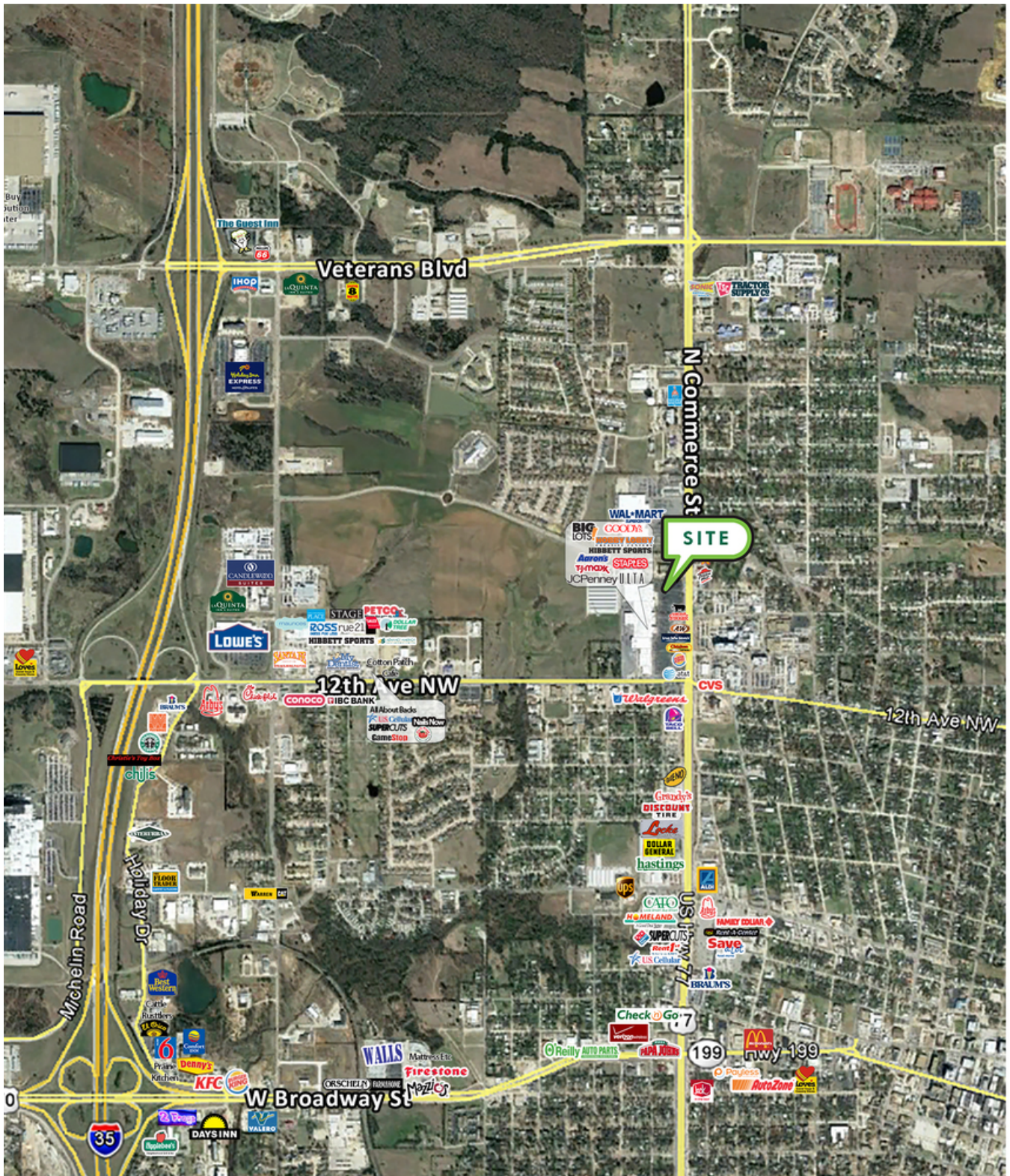
PROVIDED PARKING 4.242 PER 1,000 SF

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