PRICE EDWARDS

The Fountains Center 304 W Edmond Road, Edmond, OK 73003



OFFERING SUMMARYLease Rate:\$14.00 SF/yr (NNN)Building Size:17,920 SFAvailable SF:2,000 SFLot Size:2.24 AcresYear Built:2001Submarket:Edmond

PROPERTY OVERVIEW

This nicely manicured center is located on W. Edmond Road (2nd St) just west of N. Broadway. Located on the S/W corner of W. Edmond Road and S. Fretz Avenue.

This Center has excellent co-tenancy creating healthy foot traffic.

1	SPACES	LEASE RATE	SPACE SIZE	SPACE USE
d	320	\$14.00 SF/yr	2,000 SF	Office / Mixed Use

04102024

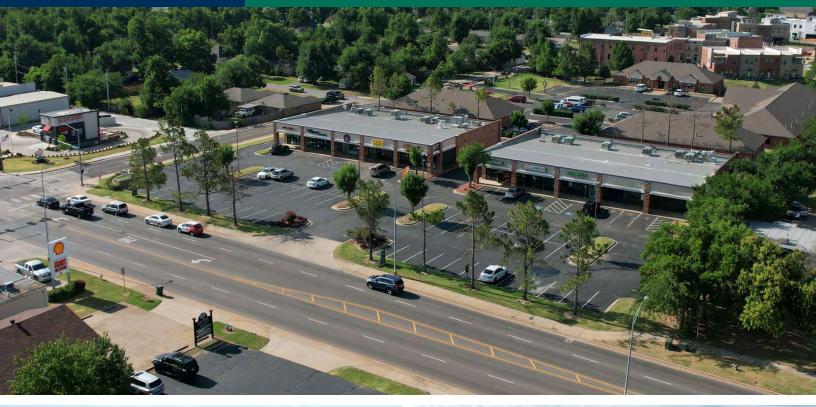
ROSHA WOOD 405.239.1219 rwood@priceedwards.com priceedwards.com

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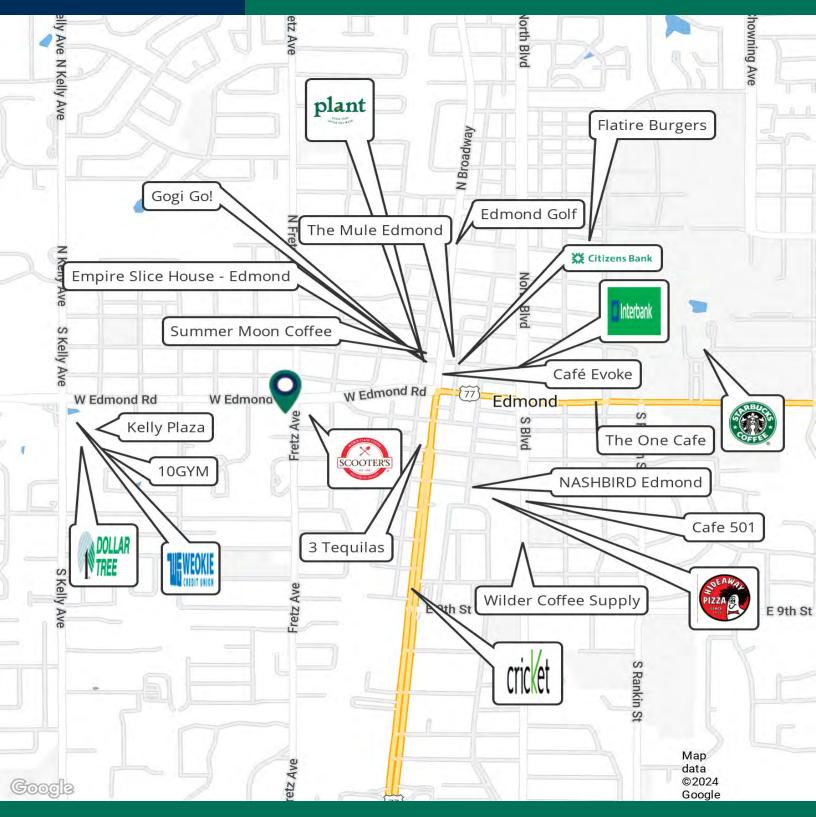


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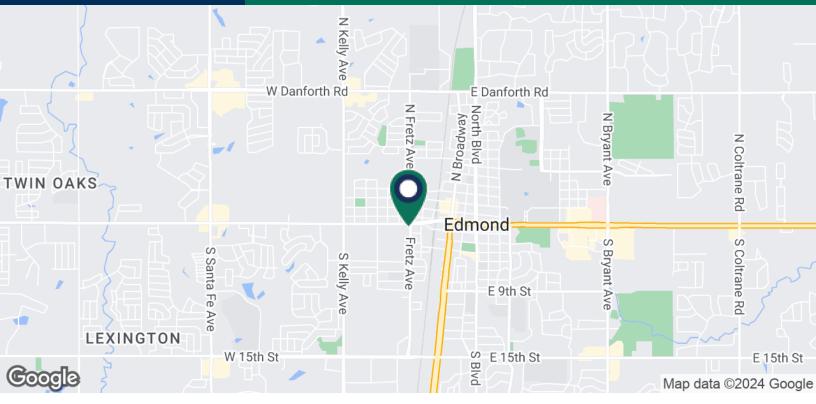
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,229	70,728	128,912
Average age	28.9	31.8	33.8
Average age (Male)	26.4	30.0	32.4
Average age (Female)	31.5	33.5	34.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,597	26,981	48,994
# of persons per HH	2.4	2.6	2.6
Average HH income	\$47,083	\$72,450	\$90,679
Average house value	\$166,023	\$183,734	\$228,833
* Demographic data derived from 2020 ACS - US Census			

TRAFFIC COUNTS (ACOG)

W Edmond Rd	east	22,360
W Edmond Rd	west	22,570

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