

PRICE EDWARDS AND CO.

FOR
LEASE

1202 BROOKVIEW DRIVE

1202 BROOKVIEW DR ARDMORE, OK 73401



BRANDY RUNDEL

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Lease Rate
Negotiable

1202 BROOKVIEW DRIVE

ARDMORE, OK 73401



PROPERTY DESCRIPTION

This high-profile property is located along 12th Avenue NW, the main retail corridor of Ardmore, Oklahoma, and home to the city's most concentrated cluster of national retailers. Immediately adjacent to the newly opened Albertson's grocery store, this site offers unparalleled visibility and access within the market's most active commercial zone.

Ardmore is strategically positioned halfway between Dallas and Oklahoma City along Interstate 35, making it a vital midpoint for commuter traffic, tourism, and regional travel. The city continues to thrive as a regional economic and retail hub, attracting major national brands thanks to its strong infrastructure, steady population growth, and high traffic volumes.

The property includes additional land that offers flexibility for a build-to-suit opportunity. This allows for future construction to accommodate a larger tenant footprint while incorporating the existing structure, creating a customized solution for expanding retailers or those establishing a new presence in the Ardmore market. The building can also be demised to accommodate multiple tenants, providing versatility for a range of retail or service-oriented uses.

In addition, the site is well suited for a long-term ground lease, ideal for national tenants or developers seeking a premium location in a high-growth trade area.

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	1
Available SF:	9,026 SF
Lot Size:	1.94 Acres
Building Size:	9,026 SF

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OPPORTUNITIES - FOR
LEASE/BUILD TO
SUIT/GROUND LEASE

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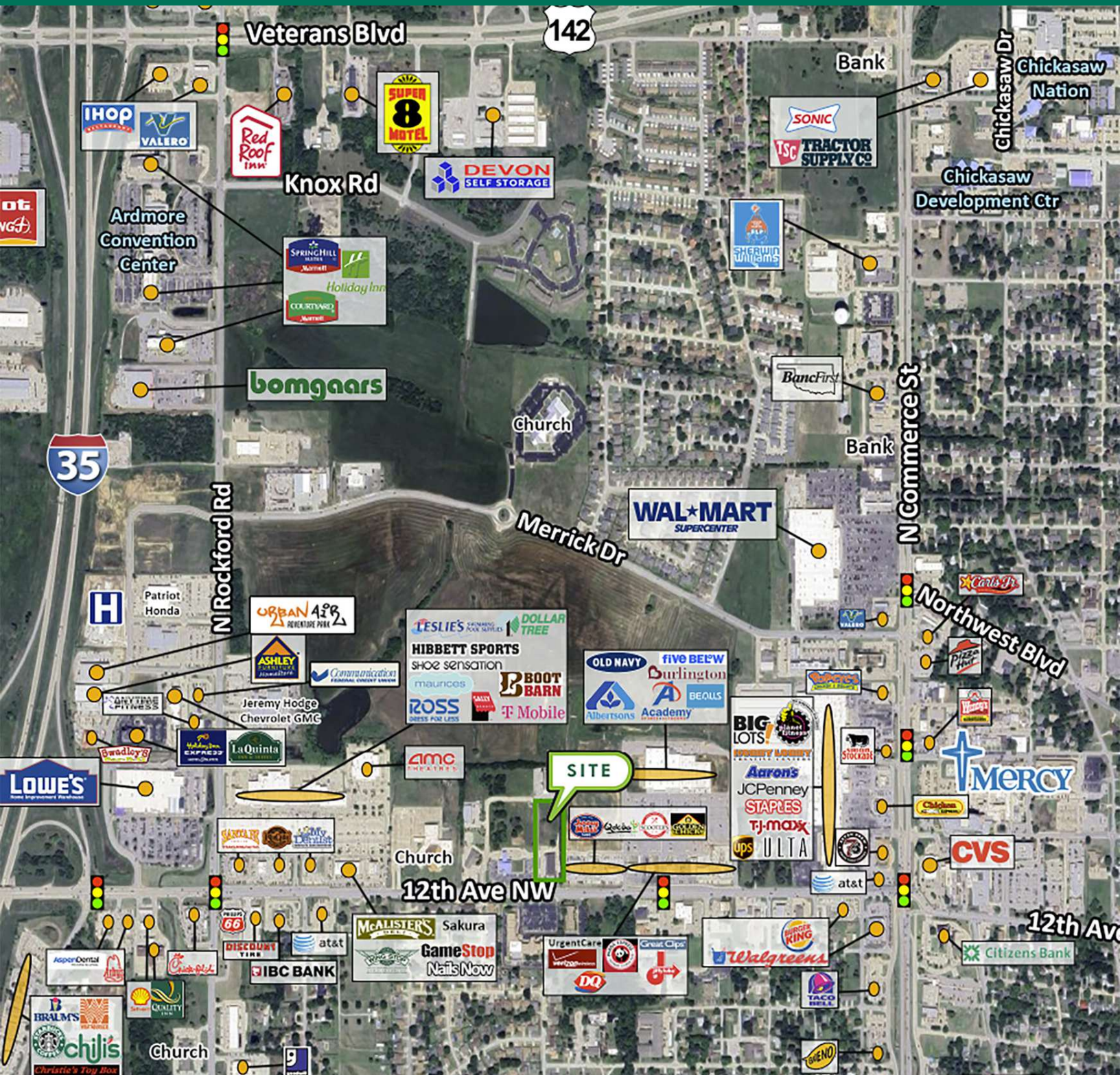
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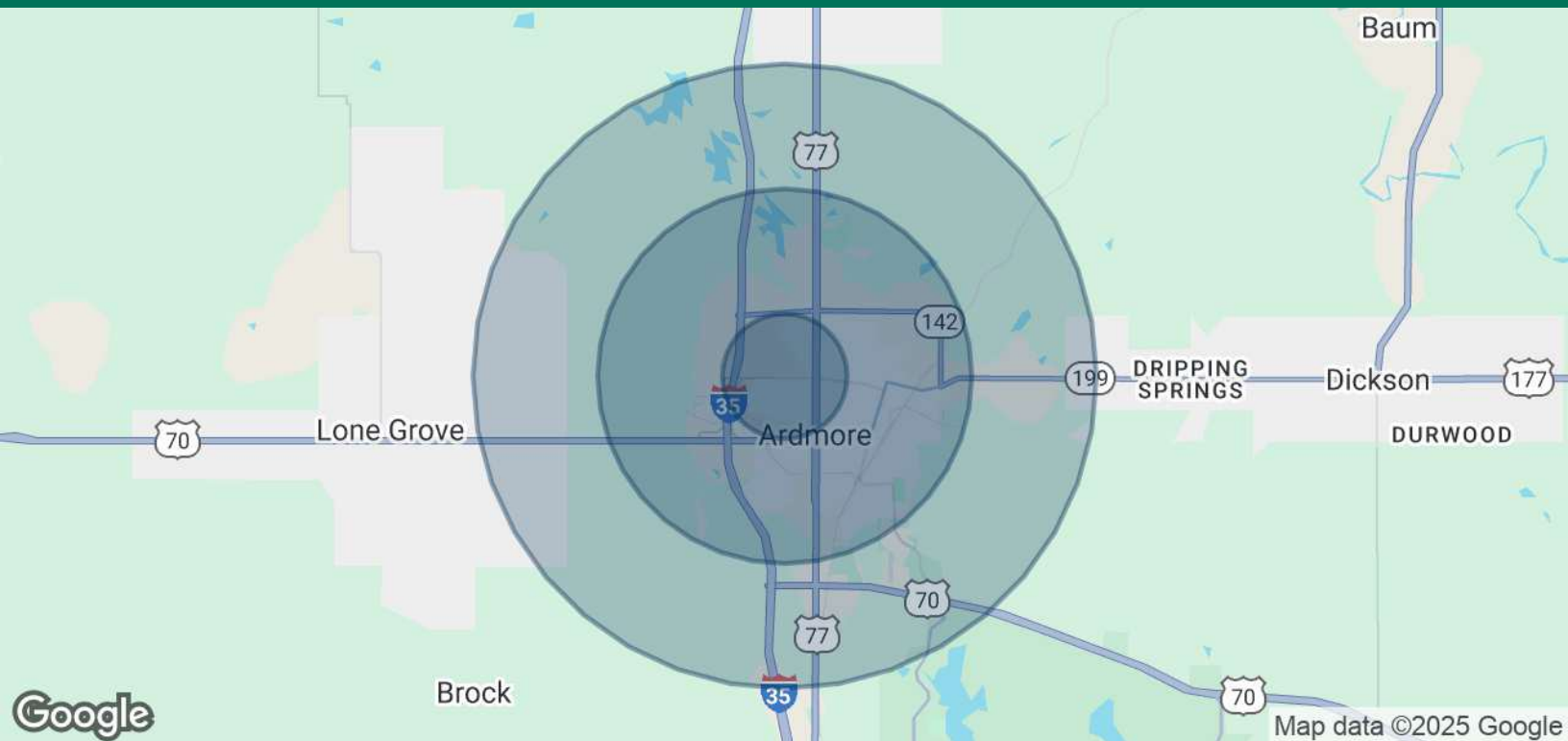
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,161	23,259	27,892
Average Age	42	41	41
Average Age (Male)	39	40	40
Average Age (Female)	44	42	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,208	9,417	11,115
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$66,969	\$74,997	\$79,510
Average House Value	\$234,412	\$191,984	\$204,216

Demographics data derived from AlphaMap

05062025

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