

15TH STREET STATION

180 W 15TH STREET, EDMOND, OK 73013



PROPERTY DESCRIPTION

Welcome to an exceptional 1,550 SF mixed-use space located in a prime high-profile strip center in Edmond, Oklahoma. This property boasts an excellent co-tenancy with popular and well-established businesses, ensuring a vibrant atmosphere that attracts a consistent flow of customers.

Strategically positioned in an area with high traffic counts, this space offers unparalleled visibility and accessibility, making it ideal for a variety of uses—from retail to office or dining establishments. The layout is versatile and can easily accommodate your specific business needs.

Ample parking is available, providing convenience for both customers and employees. Whether you're looking to expand your existing business or launch a new venture, this space is the perfect opportunity to thrive in a bustling, established community!

OFFERING SUMMARY

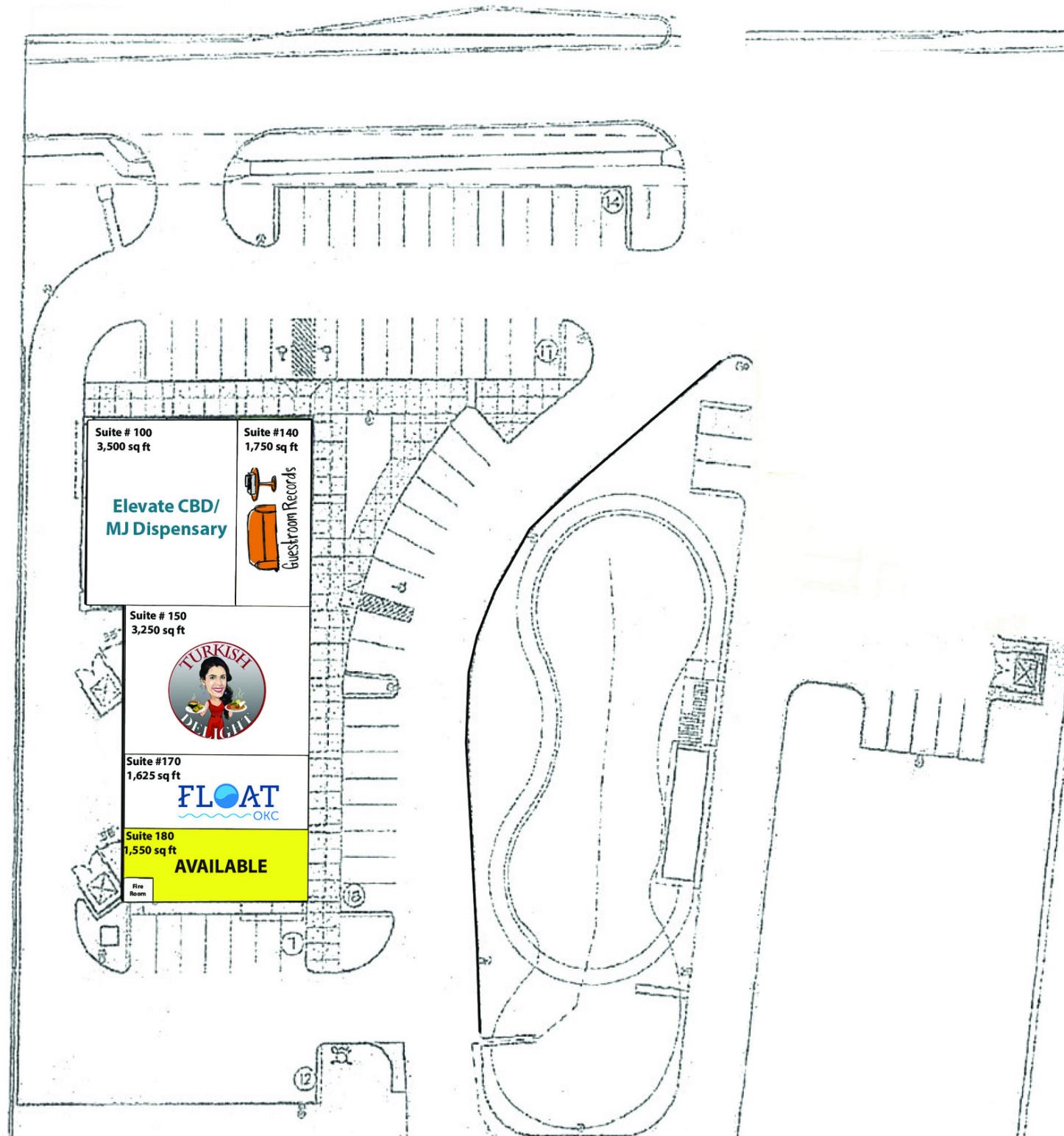
Lease Rate	\$14.00 SF/yr (NNN)	
Available SF:	1,550 SF	
Building Size:	11,675 SF	
SPACES	LEASE RATE	SPACE SIZE
Suite 180	\$14.00 SF/yr	1,550 SF

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PRICE EDWARDS AND CO.

FOR
LEASE

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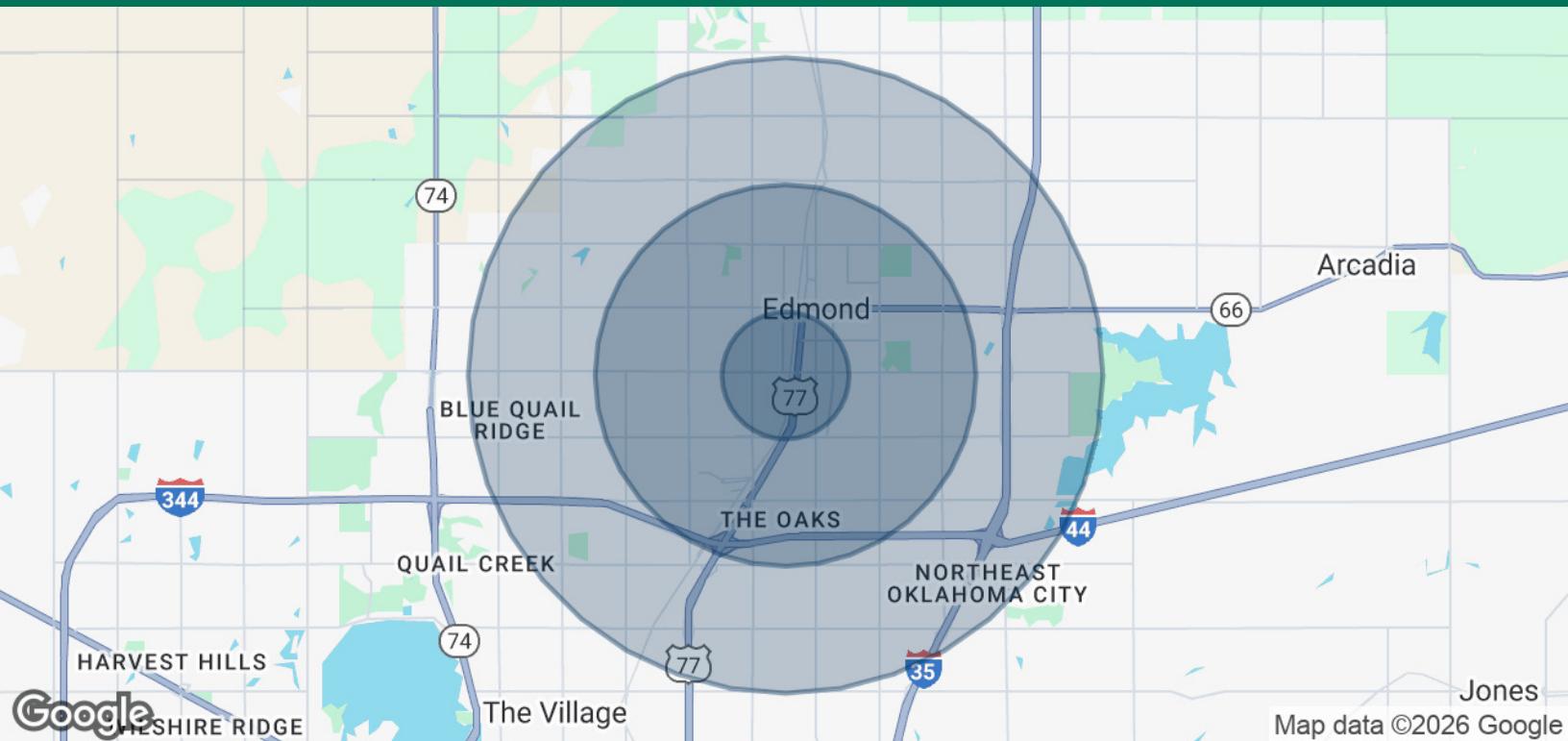
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,568	70,892	130,780
Average Age	31.3	31.4	33.4
Average Age (Male)	29.1	29.7	32.0
Average Age (Female)	33.3	33.1	34.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,880	27,130	50,436
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$58,372	\$70,708	\$85,364
Average House Value	\$134,321	\$175,826	\$216,040

2020 American Community Survey (ACS)

01072026

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