



**OFFERING SUMMARY**

Lease Rate:	\$17.00 SF/yr (NNN)
Building Size:	6,000 SF
Available SF:	1,000 SF
Year Built:	2016
Market:	Ardmore

04172020

**PROPERTY OVERVIEW**

Retail Space for Lease just one block east of I-35 in Ardmore.

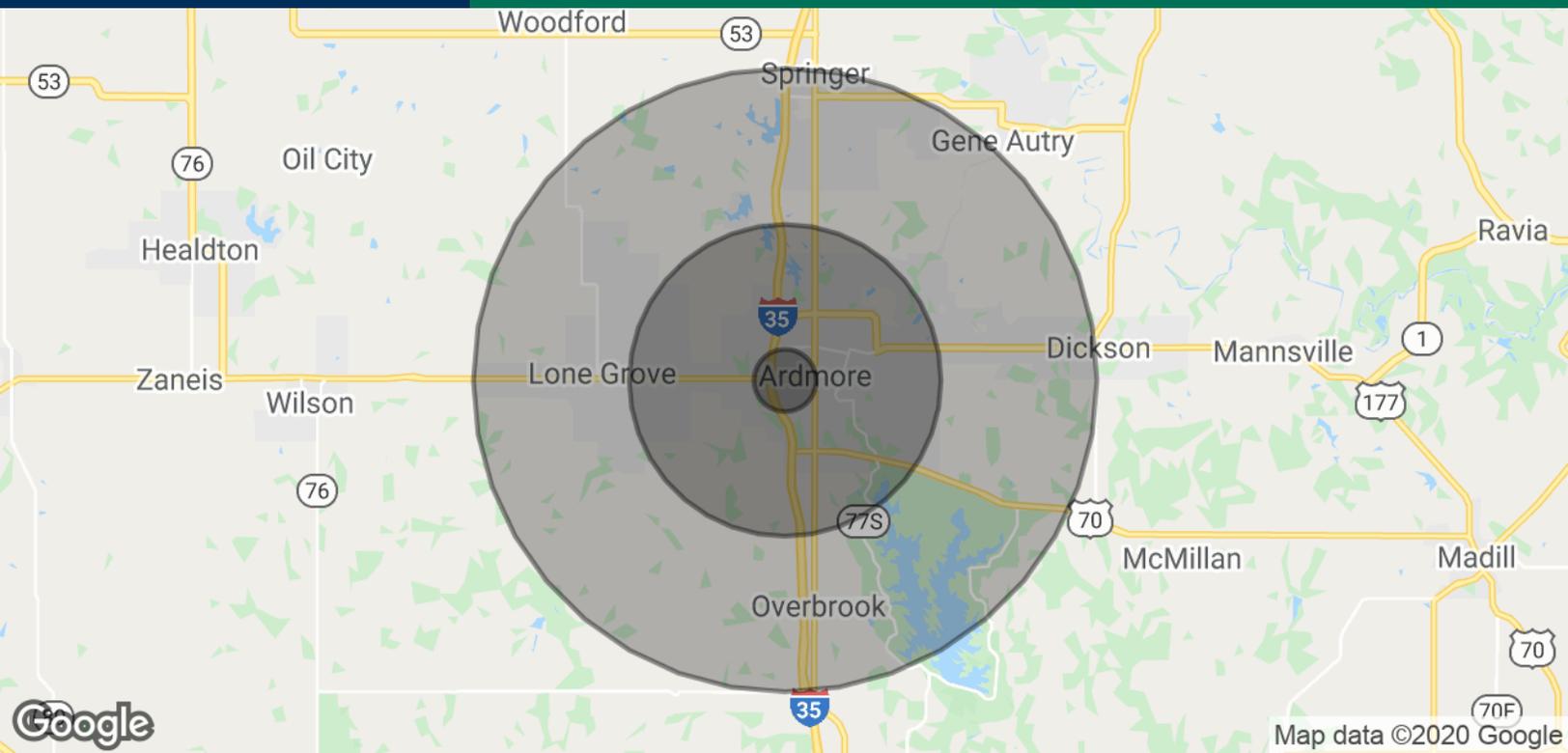
Nearby Tenants include: Pizza Hut, Applebees, KFC, Taco Casa, Burger King, Best Western, Hampton Inn, Valero and Shell.

**PROPERTY HIGHLIGHTS**

- Great Visibility
- Hard Corner Location with Traffic Lights
- Retail or Retail Office permitted
- Located 90 miles from OKC & Dallas
- Hub City for the ten-county region of South Central Oklahoma

**GIRMA MOANING**  
405.239.1244  
gmoaning@priceedwards.com  
priceedwards.com

**JACOB SIMON**  
405.239.1248  
jsimon@priceedwards.com  
priceedwards.com



**POPULATION**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	2,204	24,816	40,015
Average age	40.6	37.2	37.1
Average age (Male)	37.8	34.9	35.5
Average age (Female)	43.4	40.3	39.8

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	819	9,352	14,930
# of persons per HH	2.7	2.7	2.7
Average HH income	\$61,737	\$51,099	\$52,412
Average house value		\$72,141	\$98,500

\* Demographic data derived from 2010 US Census

**TRAFFIC COUNTS**

W Broadway	east		west	12,900   16,400
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