

Garden Office

441 S Fretz Ave, Edmond, OK 73003

FOR LEASE

\$15.00 SF/YR (NNN)



PROPERTY DESCRIPTION

Located just south of E 2nd St and west of N Broadway, 441 Fretz Ave offers a well positioned retail or service opportunity in a highly active trade area. The property is situated within a dense retail and residential corridor that supports consistent daily traffic.

The surrounding area is anchored by a strong mix of national and regional retailers along E 2nd Street, including Sprouts, Target, Home Depot, Aldi and a variety of quick service and casual dining options that drive steady customer flow. This established retail concentration serves both Edmond residents and the broader North Oklahoma City market.

Previously leased by a martial arts studio, the space offers a functional layout well suited for fitness, service, educational, or specialty retail users. This is an excellent opportunity to secure space in a proven Edmond location

OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	5,056 SF
Lot Size:	0.69 Acres
Building Size:	5,056 SF

SPECIAL NOTE

Space Available - September 1, 2026

Do Not Disturb Tenant

Brandy Rundel

brundel@priceedwards.com
405.990.5337

Rosha Wood

rwood@priceedwards.com
405.239.1219

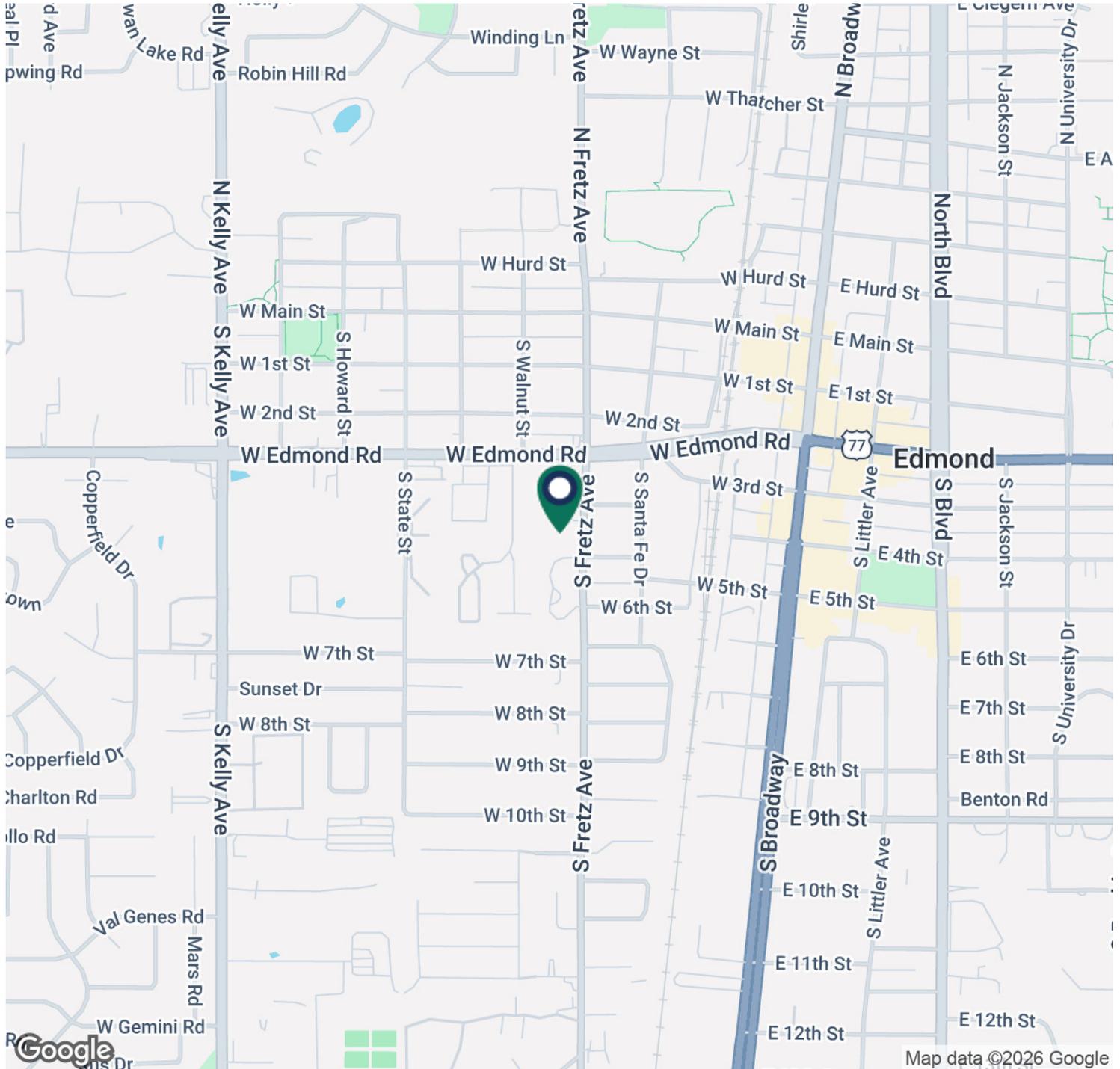
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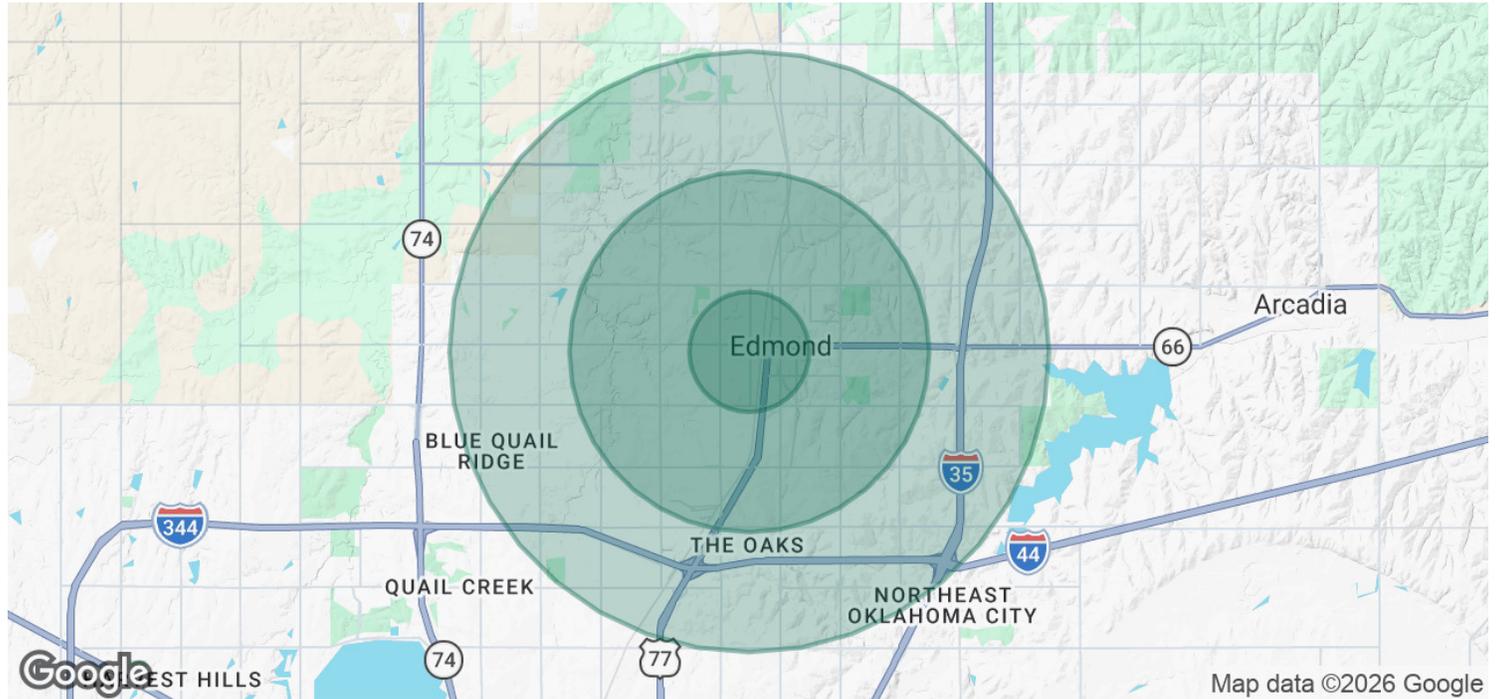
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,319	82,796	156,460
Average Age	34.5	37.0	37.7
Average Age (Male)	32.6	35.2	36.4
Average Age (Female)	37.0	39.0	39.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,625	32,464	61,339
# of Persons per HH	2.2	2.6	2.6
Average HH Income	\$65,480	\$112,246	\$128,481
Average House Value	\$173,794	\$300,145	\$343,146

2023 American Community Survey (ACS)

03202026

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