

FORMER DAVITA BUILDING

50 S BAUMANN AVE, EDMOND, OK 73034



## EV ERNST

Retail Specialist

[ernst@priceedwards.com](mailto:ernst@priceedwards.com)

O: 405.843.7474

## Lease Rate

\$14.00 SF/yr (Gross)



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### PROPERTY DESCRIPTION

Former DaVita Dialysis building is available for lease in Edmond.

Building was originally built for DaVita in 1997 and is in excellent condition. It could be utilized for any number of medical or healthcare uses.

The Tenant will be responsible for maintaining the property and pay utility charges.

Located immediately north of the main retail corridor E. 2nd St, directly east of UCO University.

### OFFERING SUMMARY

<b>Lease Rate:</b>	\$14.00 SF/yr (Gross)
<b>Number of Units:</b>	1
<b>Available SF:</b>	3,389 SF
<b>Lot Size:</b>	0.5 Acres
<b>Building Size:</b>	3,389 SF
<b>Sublease Expires:</b>	9/2/2027

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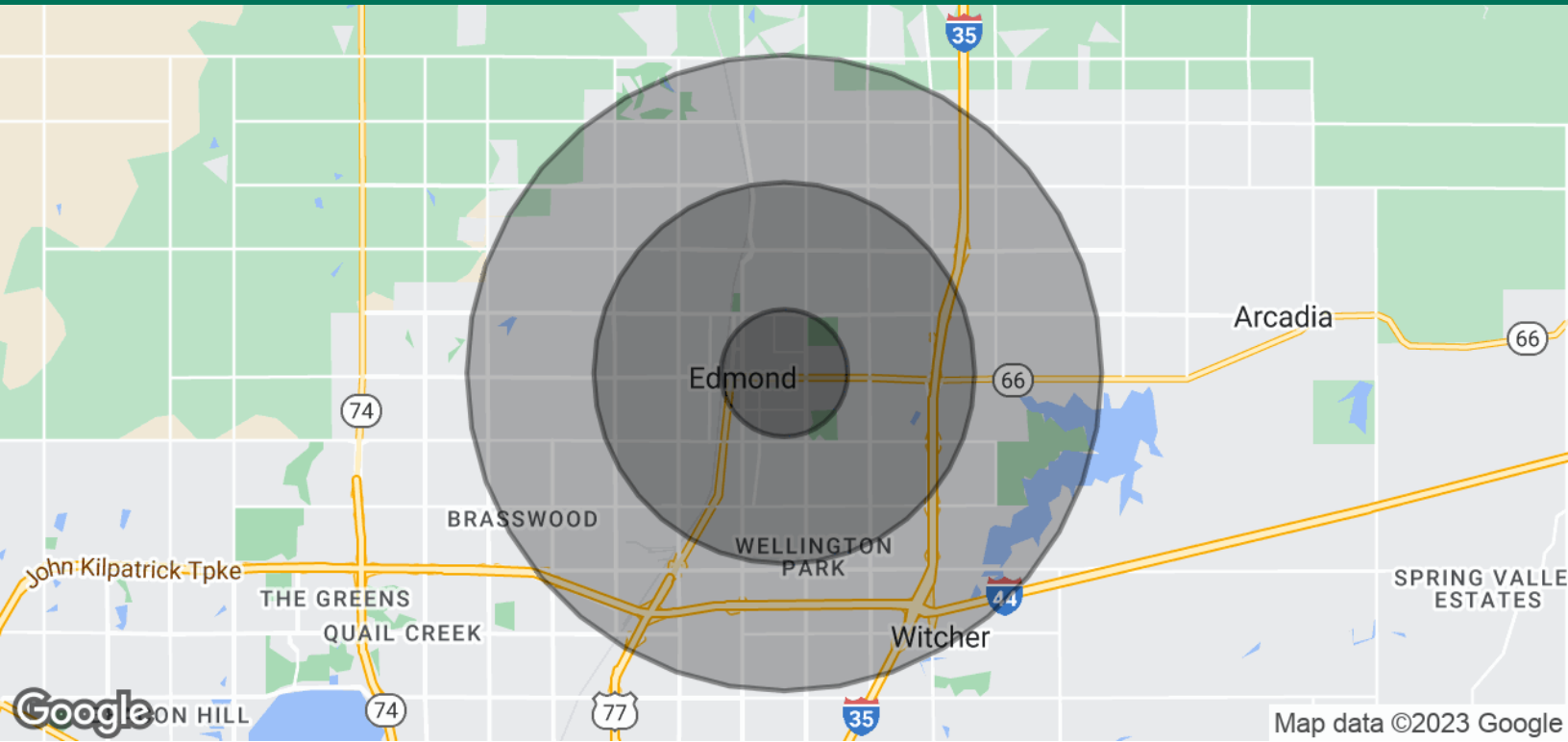
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,704	71,296	127,364
Average Age	29.1	36.5	37.9
Average Age (Male)	27.5	34.3	36.1
Average Age (Female)	31.4	38.3	38.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,933	29,221	50,299
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$57,876	\$92,280	\$112,322
Average House Value	\$128,609	\$216,573	\$257,588

\* Demographic data derived from 2020 ACS - US Census

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