PRICE EDWARDS AND CO.

FOR LEASE

DEER CREEK PLAZA

19401 N PORTLAND AVE, EDMOND, OK 73012



PROPERTY DESCRIPTION

Rare leasing opportunity in this fast growing Edmond location on 192nd and Portland! Provides quick access to the Turnpike, this space won't last long!

DO NOT DISTURB TENANT

PROPERTY HIGHLIGHTS

- Water/Sewer billed back to Tenant Monthly averaging \$40-\$50 per mth - (approx)
- LL will make sure HVAC, Electrical, Water/Sewer are in good working order
- Minimum 3 year lease term required
- Tenant to take the space in "as is" condition"
- NNN charge \$2.52 per sf
- No Dispensaries allowed

OFFERING SUMMARY

Lease Rate		\$15.00 SF/yr (NNN)	
Available S	F:	1,500 SF	
Lot Size:		1.45 Acres	
Building Siz	ze:	10,710 SF	
SPACE	LEASE RATE	SPACE SIZE	
19405	\$15.00 SF/yr	1,500 SF	

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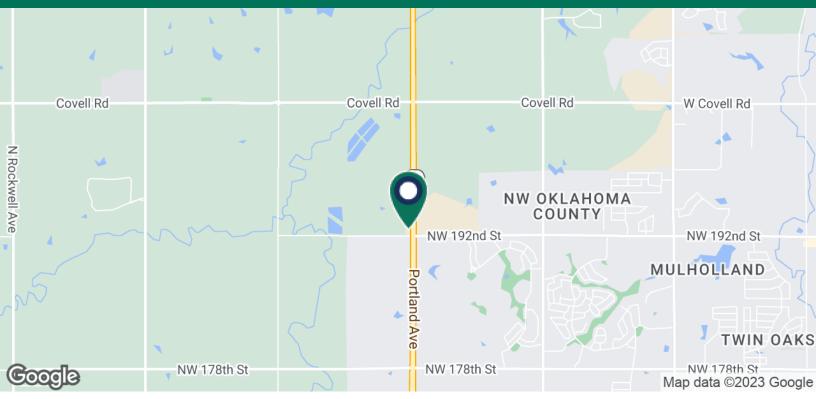
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,128	26,276	73,214
Average Age	36.3	34.2	35.4
Average Age (Male)	44.6	34.5	34.4
Average Age (Female)	30.4	32.7	35.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
HOUSEHOLDS & INCOME Total Households	1 MILE 840	3 MILES 8,689	5 MILES 28,989
Total Households	840	8,689	28,989
Total Households # of Persons per HH	840 3.7	8,689 3.0	28,989 2.5

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