

Edmond Ice House

103 - 129 West 2nd St., Edmond, OK 73003



OFFERING SUMMARY

Lease Rate: \$26.00 - 28.00 SF/yr (NNN)

Building Size: 17,237 SF

Available SF: 930 - 4,207 SF

Year Built: 1909

Renovated: 2020

031121

PROPERTY OVERVIEW

Historic Mixed-Use Development located in the heart of downtown Edmond. This development will feature local restaurants, retail, bars, brewery, and outdoor seating with incredible landscaping.

TENANTS INCLUDE:

- Bar
- Taco Concept
- Brewery
- Local Creamery

SPACES

LEASE RATE

SPACE SIZE

129 W 2nd St - Bldg A	\$26.00 SF/yr	4,207 SF
109 W 2nd St - Bldg C	\$26.00 SF/yr	930 - 3,875 SF
103 W 2nd St - Bldg E	\$28.00 SF/yr	4,020 SF

GIRMA MOANING
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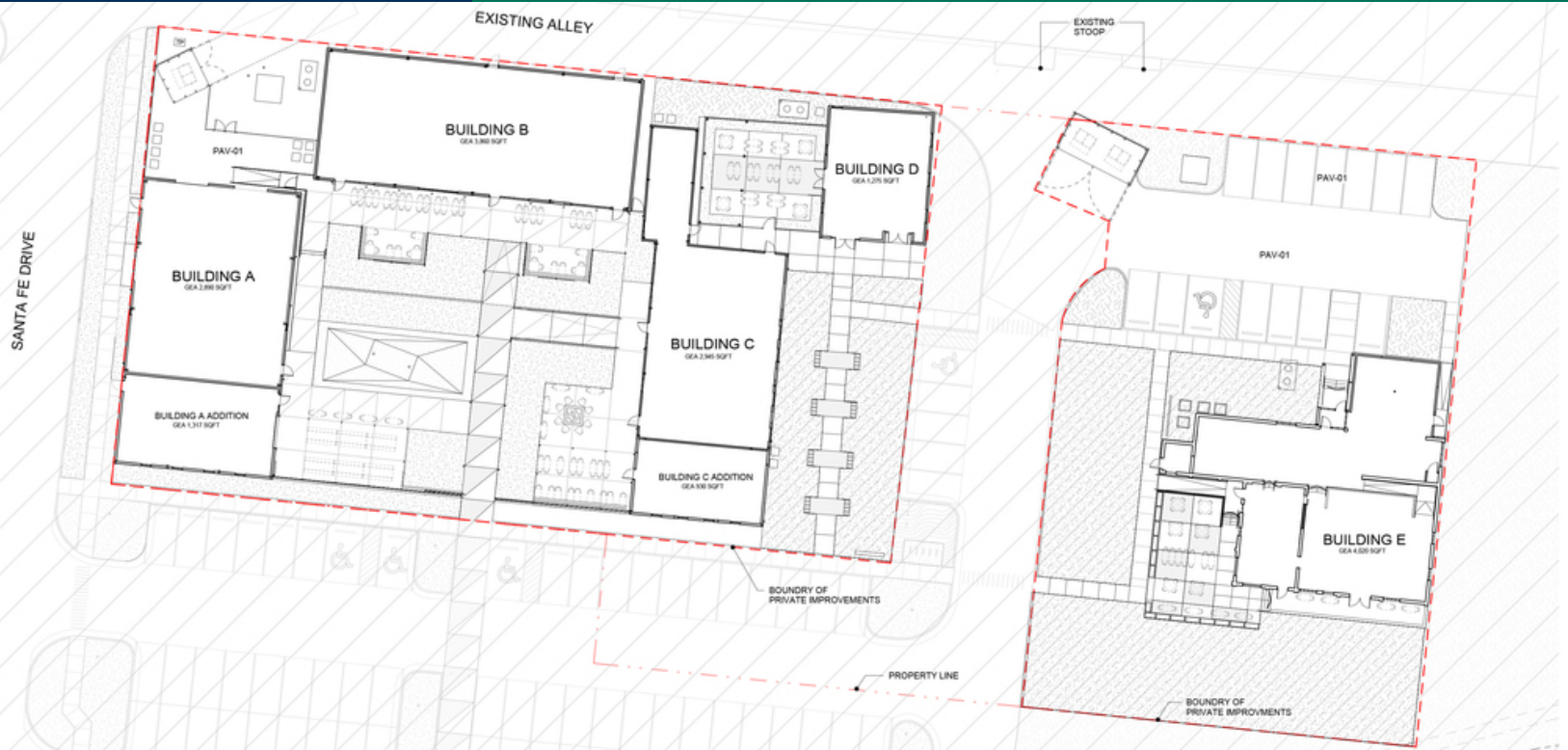
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,323	69,902	125,824
Average age	28.0	32.0	33.9
Average age (Male)	25.7	30.2	32.6
Average age (Female)	30.4	33.8	35.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,608	26,684	47,614
# of persons per HH	2.5	2.6	2.6
Average HH income	\$44,827	\$73,318	\$91,858
Average house value	\$196,863	\$183,262	\$232,567

* Demographic data derived from 2010 US Census

TRAFFIC COUNTS

E 2nd St	east	25,969
W Edmond Rd	west	22,360
S Broadway	North/South	27,006

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