

Edmond Ice House

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



OFFERING SUMMARY

Lease Rate:	\$28.00 SF/yr (NNN)
Building Size:	17,237 SF
Available SF:	4,020 SF
Year Built:	1909
Renovated:	2022
	032522

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:

- American Solera
- Fried Taco
- Woodward Pizza
- Local Creamery

SPACES

103 W 2nd St - Bldg E

LEASE RATE

\$28.00 SF/yr

SPACE SIZE

4,020 SF

GIRMA MOANING
405.239.1244
gmoaning@pricedwards.com
pricedwards.com

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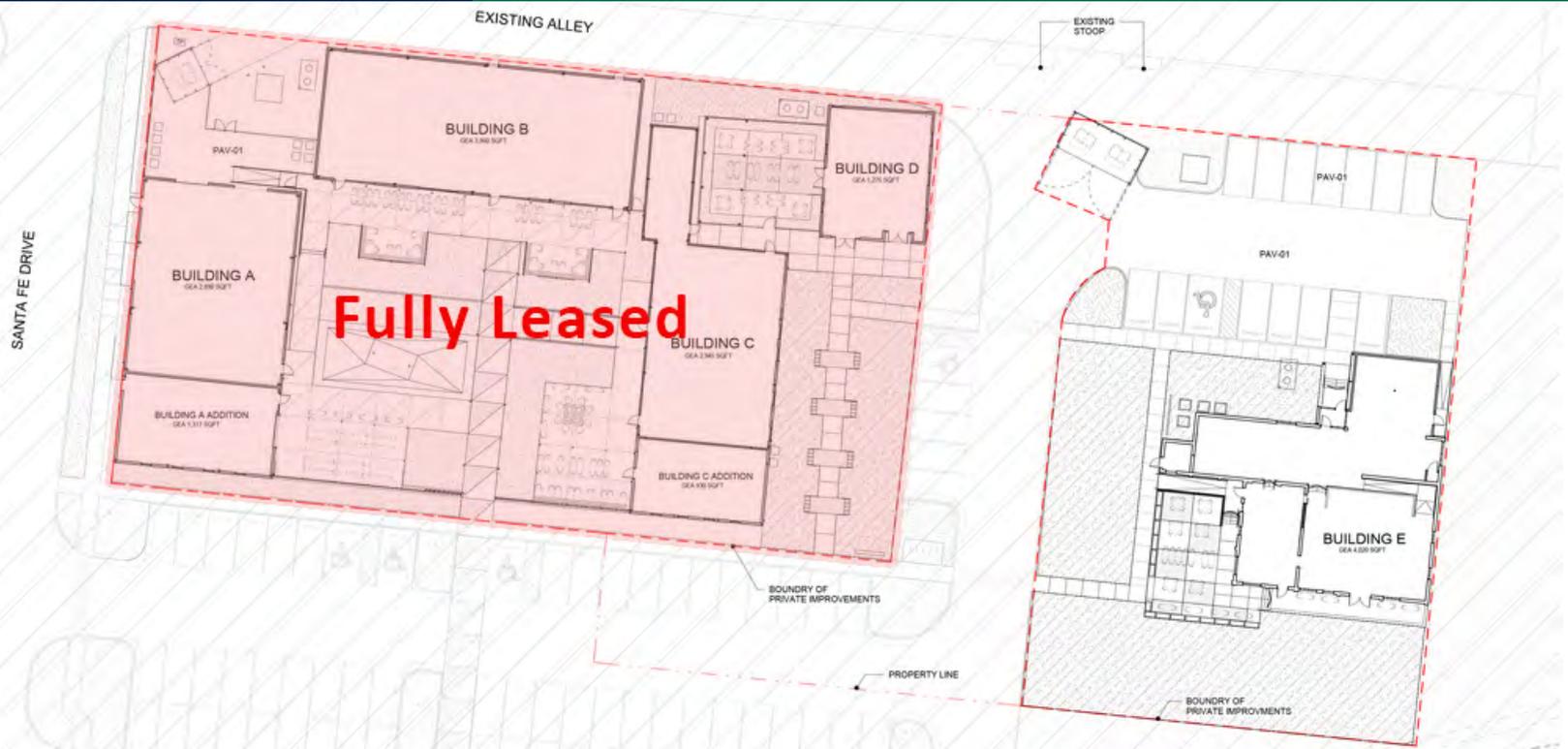
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POPULATION

	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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