



**OFFERING SUMMARY**

Lease Rate:	Negotiable
Building Size:	4,184 SF
Available SF:	2,400 SF
Year Built:	2018

041421

**PROPERTY OVERVIEW**

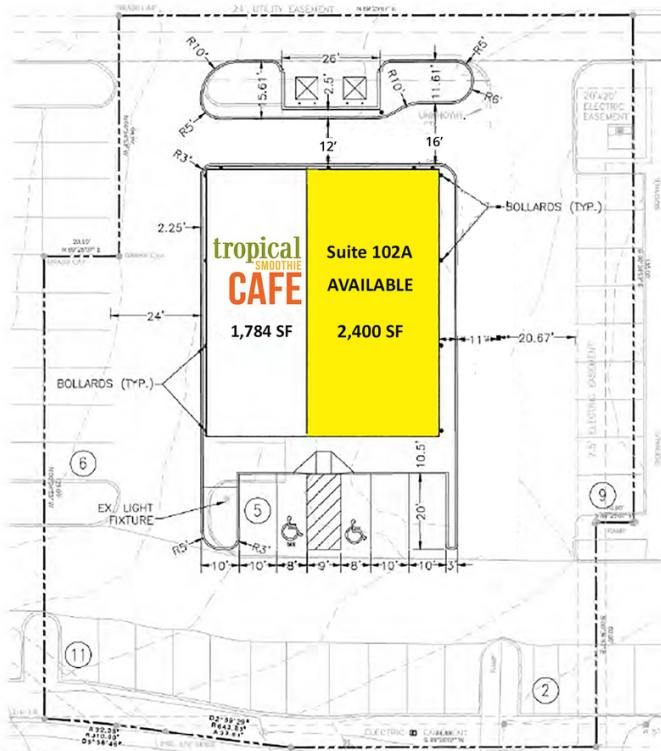
This space is located in the 2-tenant building, adjoined to a popular Tropical Smoothie Cafe' at the entrance to Ardmore Commons, a popular Center anchored by PetCo and Ross.

The shopping center is located just east of I-35 on 12th Ave NW offering convenience for travelers and residents. 12th Ave NW is Ardmore's main hub.

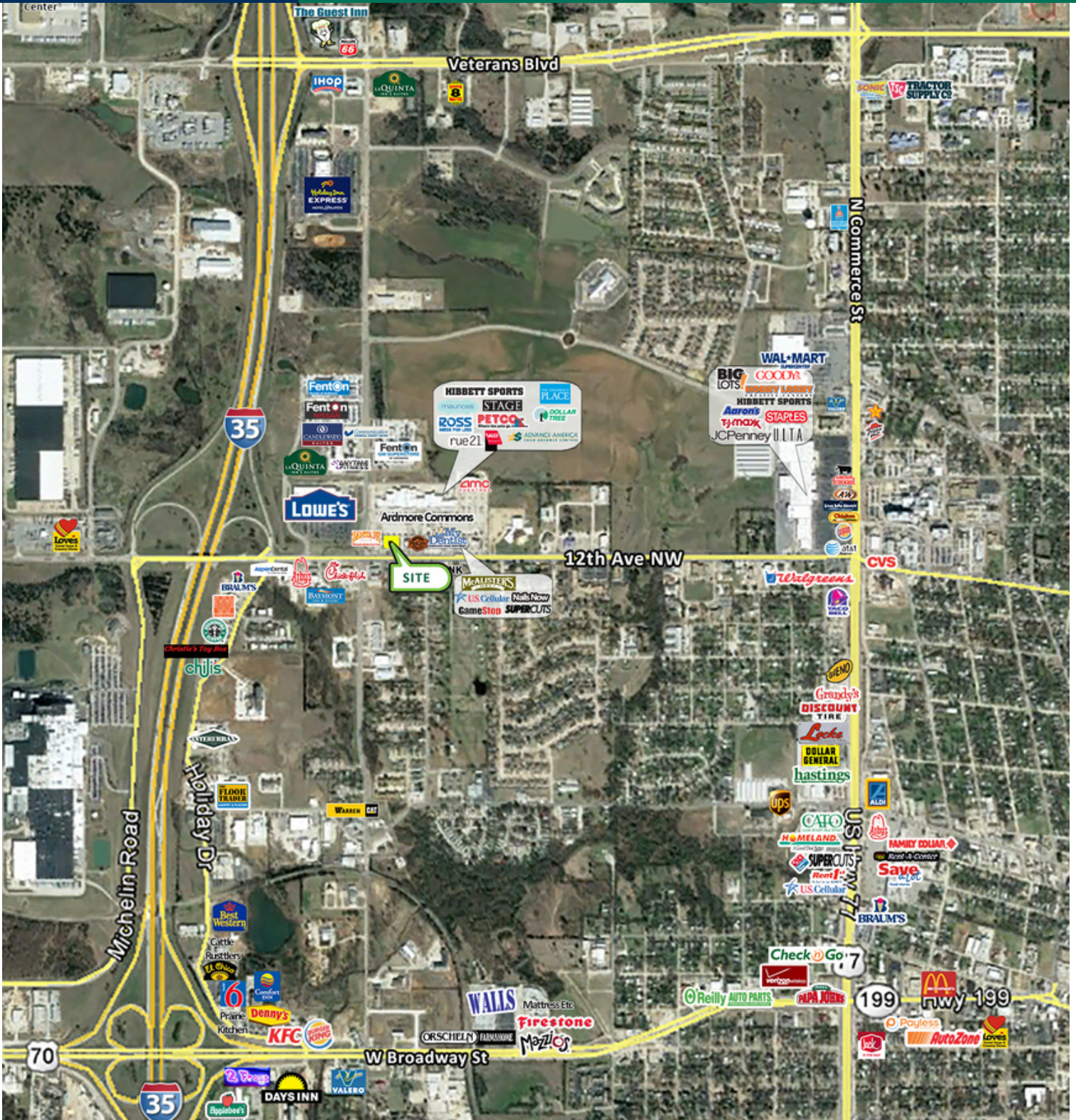
Ardmore is located midway between Oklahoma City and Dallas offering travelers a small town charm with National Retailer presence.

**PROPERTY HIGHLIGHTS**

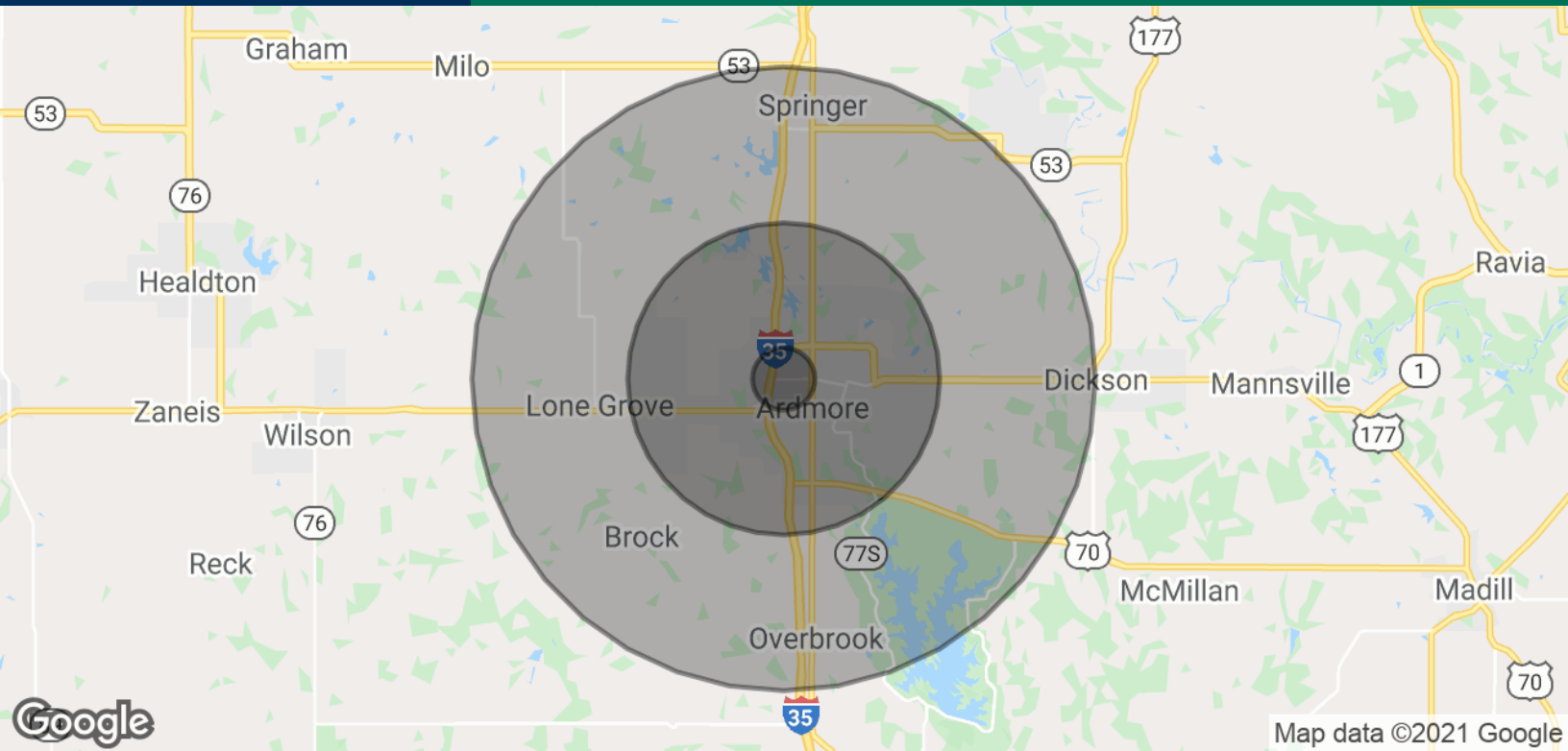
- Outside Seating
- Ample Parking
- Easy Access



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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,405	25,066	39,971
Average age	39.7	37.2	37.1
Average age (Male)	37.1	34.9	35.3
Average age (Female)	42.9	40.4	39.8

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	532	9,505	14,917
# of persons per HH	2.6	2.6	2.7
Average HH income	\$60,992	\$51,732	\$52,352
Average house value		\$68,968	\$96,642

\* Demographic data derived from 2010 US Census

## TRAFFIC COUNT

Interstate 35	29,000	Vehicles Per Day
12 Avenue NW	13,276	Vehicles Per Day