

END CAP FOR LEASE | FORMER PHO 12

2401 12TH AVE NW, SUITE 102A, ARDMORE, OK 73401



PROPERTY DESCRIPTION

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 offering convenience for travelers and residents.

PROPERTY HIGHLIGHTS

- Ample Parking
- Easy Access
- High Visibility

OFFERING SUMMARY

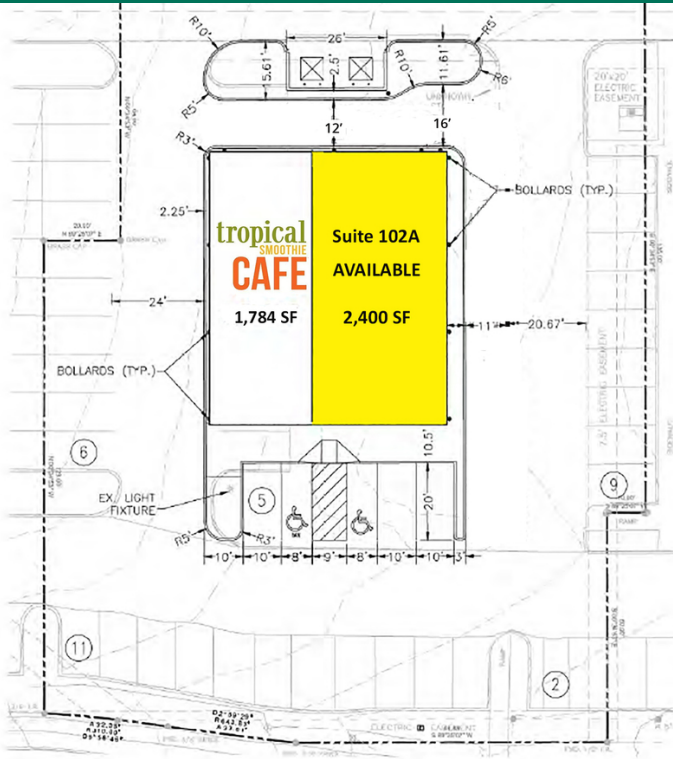
Lease Rate:	Negotiable
Available SF:	2,400 SF
Building Size:	4,184 SF
Year Built:	2018

EV ERNST

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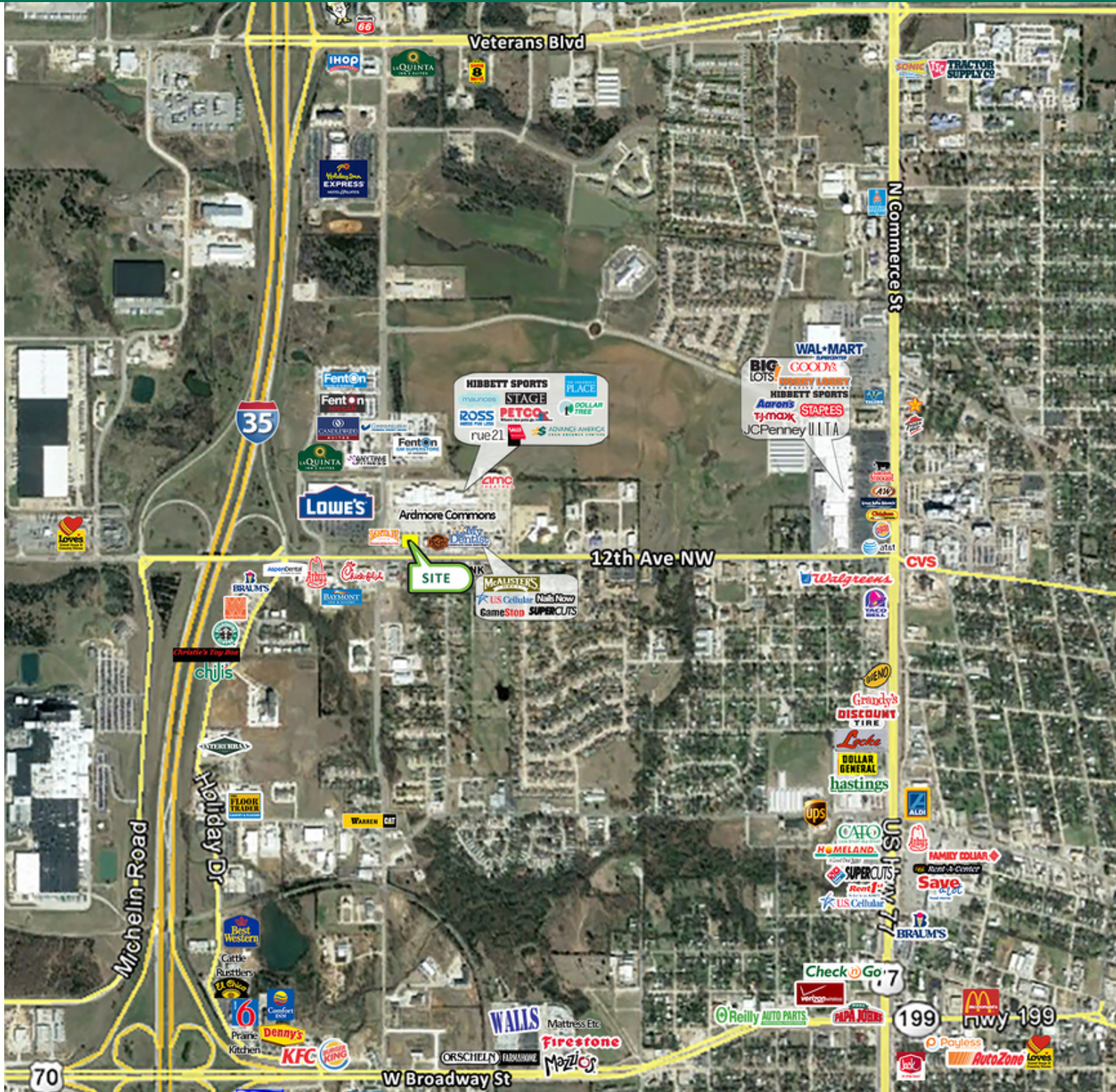
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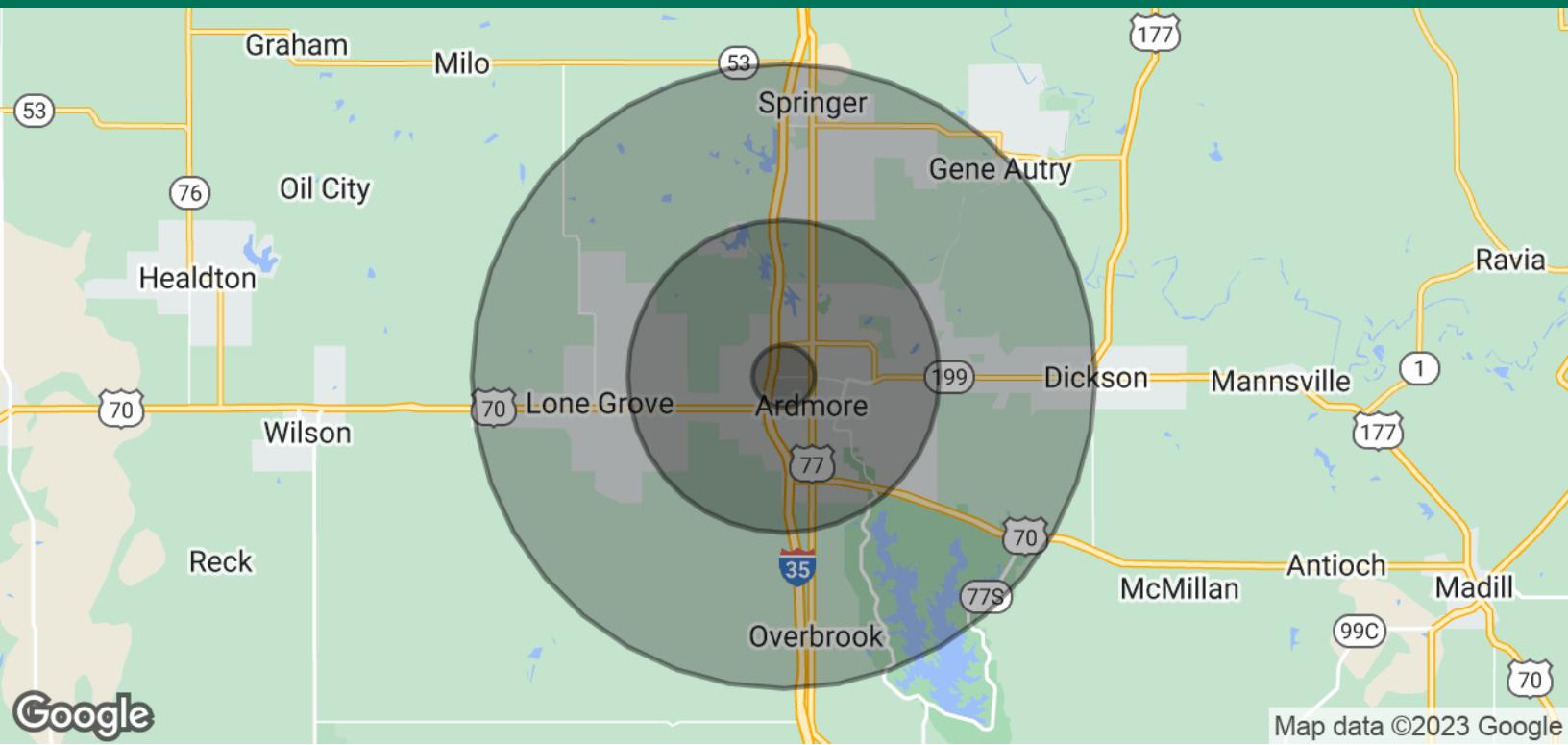
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,405	25,066	39,971
Average Age	39.7	37.2	37.1
Average Age (Male)	37.1	34.9	35.3
Average Age (Female)	42.9	40.4	39.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	532	9,505	14,917
# 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 2020 ACS - US Census

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