

## KICKINGBIRD SQUARE

1215 - 1417 E DANFORTH RD, EDMOND, OK 73034



### PROPERTY DESCRIPTION

Kickingbird Square is situated at the busy intersection of E Danforth Road and N Bryant Ave in Edmond, Oklahoma, offering a variety of dining, shopping, and entertainment choices. This center is designed with accessibility in mind, featuring easy access and ample parking to accommodate all visitors easily. The center is home to a diverse mix of establishments, including Icon Cinemas, Pet Supplies Plus, Signature Grill, Interurban, GOLD'S Gym plus a strong mix of retail and service tenants attracting a broad customer base.

### OFFERING SUMMARY

<b>Lease Rate</b>	\$18.00 - 20.00 SF/yr (NNN)
<b>Available SF:</b>	1,000 - 2,600 SF
<b>Building Size:</b>	111,749 SF

SPACES	LEASE RATE	SPACE SIZE
<b>Suite 1239</b>	\$18.00 - 20.00 SF/yr	1,400 SF
<b>Suite 1243</b>	\$18.00 - 20.00 SF/yr	2,205 SF
<b>Suite 1319</b>	\$18.00 - 20.00 SF/yr	2,600 SF
<b>Suite 1405</b>	\$18.00 - 20.00 SF/yr	1,000 SF

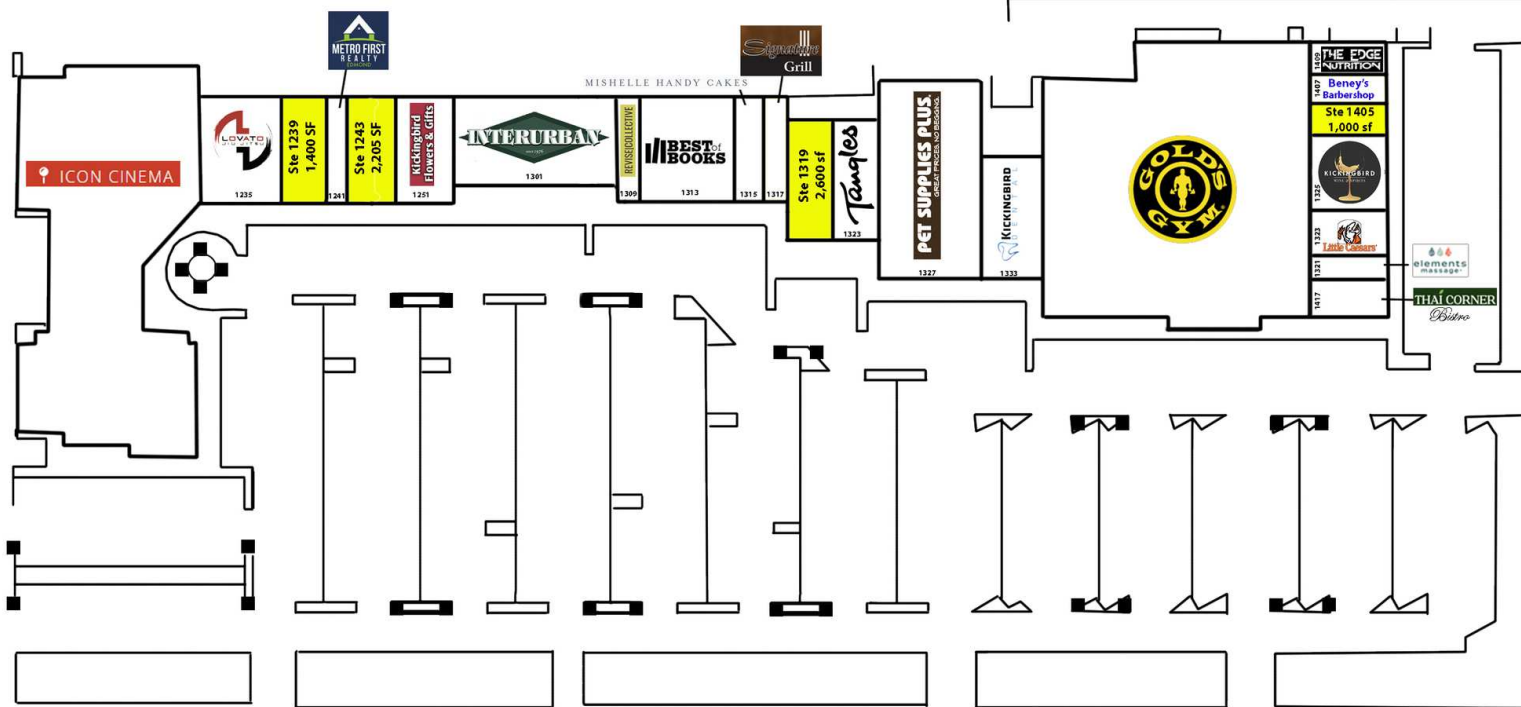
### GEORGE WILLIAMS, CCIM

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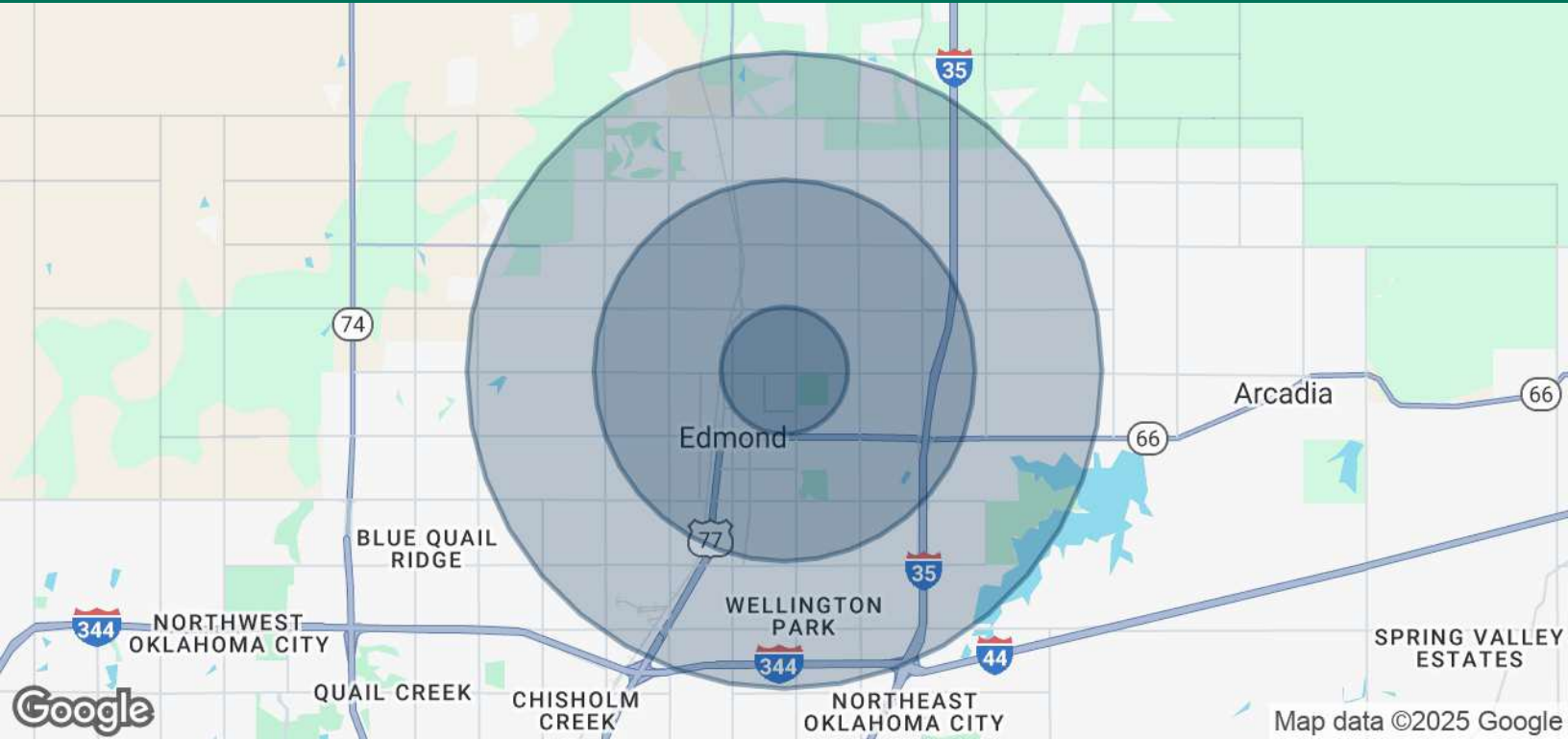
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,791	60,805	123,512
Average Age	34.7	37.8	37.8
Average Age (Male)	31.1	35.8	36.1
Average Age (Female)	37.5	39.1	38.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,263	24,781	48,566
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$84,241	\$99,090	\$112,716
Average House Value	\$183,920	\$233,776	\$262,677

\* Demographic data derived from 2020 ACS - US Census

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