

## PIAZZA SHOPS

1444 N KELLY AVE, EDMOND, OK 73003



## PROPERTY DESCRIPTION

Piazza Shops is a neighborhood shopping center located on Kelly just north of Danforth in the heart of Edmond Oklahoma – Oklahoma City's preferred sub market. Centrally located within the trade area it serves, Piazza Shops has all the ingredients necessary for successful retailing; convenience, high-volume traffic, great visibility and strong demographics.

Retailers in the trade area include: McDonald's, S & B Burger Joint, Hobby Lobby, Chicken Express, Tires Plus, Tinker Federal Credit, Union, Midfirst Bank, 7 Eleven, Carl's Jr, Sherwin Williams and many more

## TRAFFIC COUNTS

N Kelly Ave	north	22,187
N Kelly Ave	south	20,882
W Danforth Rd	east   west	21,537   21,788

## OFFERING SUMMARY

Lease Rate	\$16.00 SF/yr (NNN)
Available SF:	2,200 SF
Lot Size:	5.12 Acres
Building Size:	10,268 SF
Zoning:	Commercial
Year Built:	2008

SPACES	LEASE RATE	SPACE SIZE
2	\$16.00 SF/yr	2,200 SF

## GEORGE WILLIAMS, CCIM

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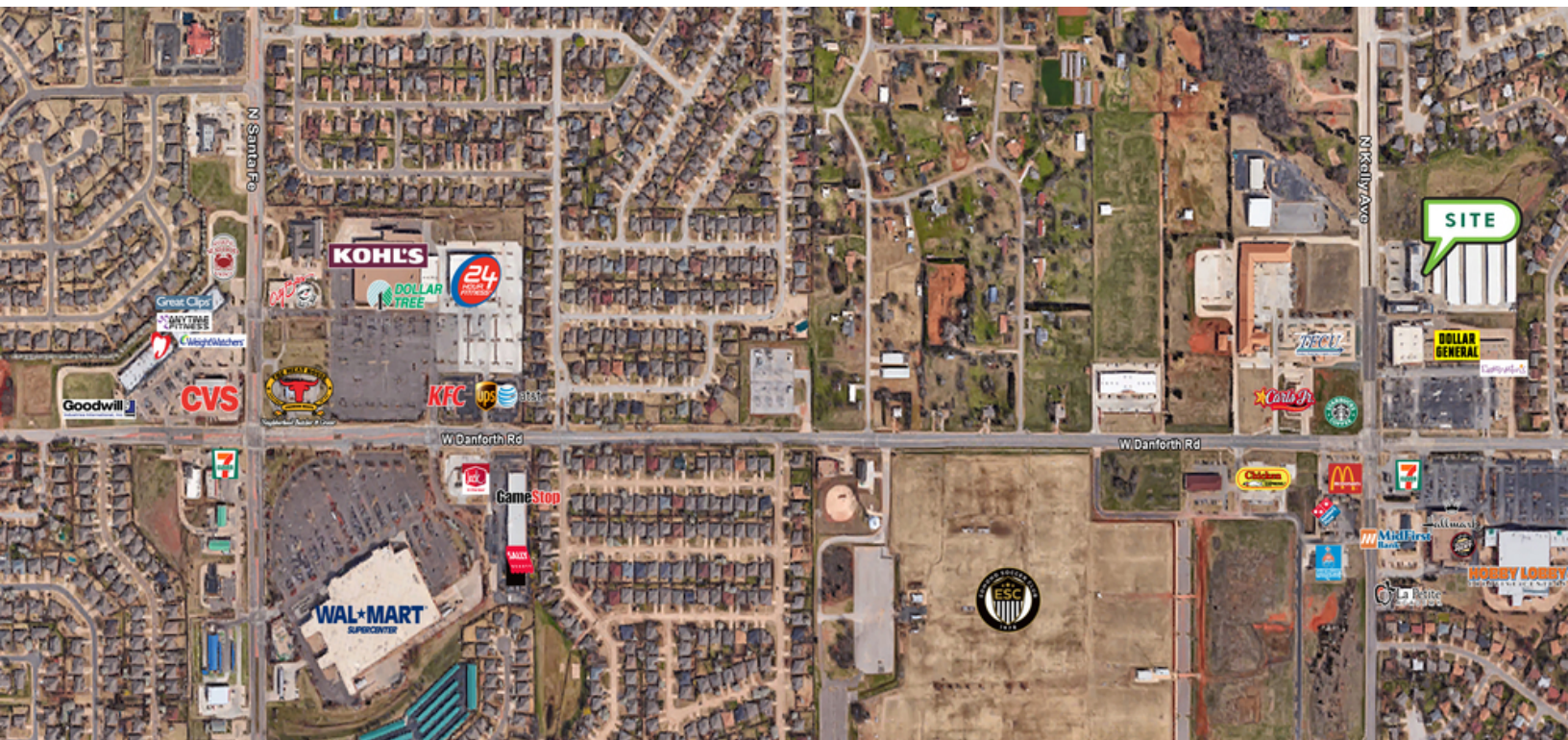
O: 405.239.1270 C: 405.657.7800

# PRICE EDWARDS AND CO.

# FOR LEASE

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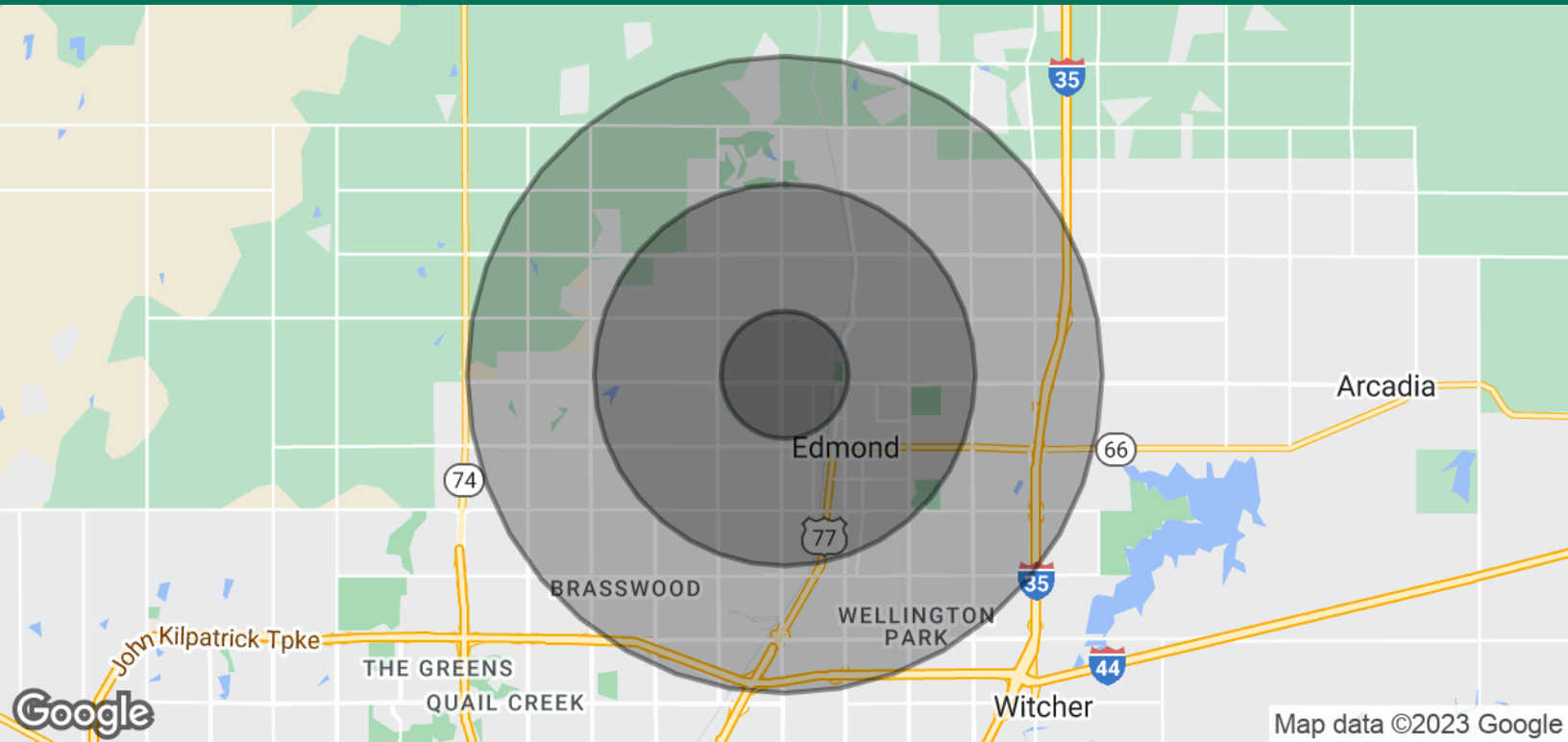
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,787	57,395	122,362
Average Age	31.7	32.9	33.8
Average Age (Male)	29.6	31.5	32.5
Average Age (Female)	33.7	34.3	34.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,496	21,956	45,897
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$64,479	\$78,563	\$93,530
Average House Value	\$198,245	\$210,527	\$235,872

\* Demographic data derived from 2020 ACS - US Census

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