



## OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Building Size:	10,268 SF
Available SF:	1,850 SF
Lot Size:	5.12 Acres
Year Built:	2008
Zoning:	Commercial
Submarket:	Edmond
	09102020

## PROPERTY OVERVIEW

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.

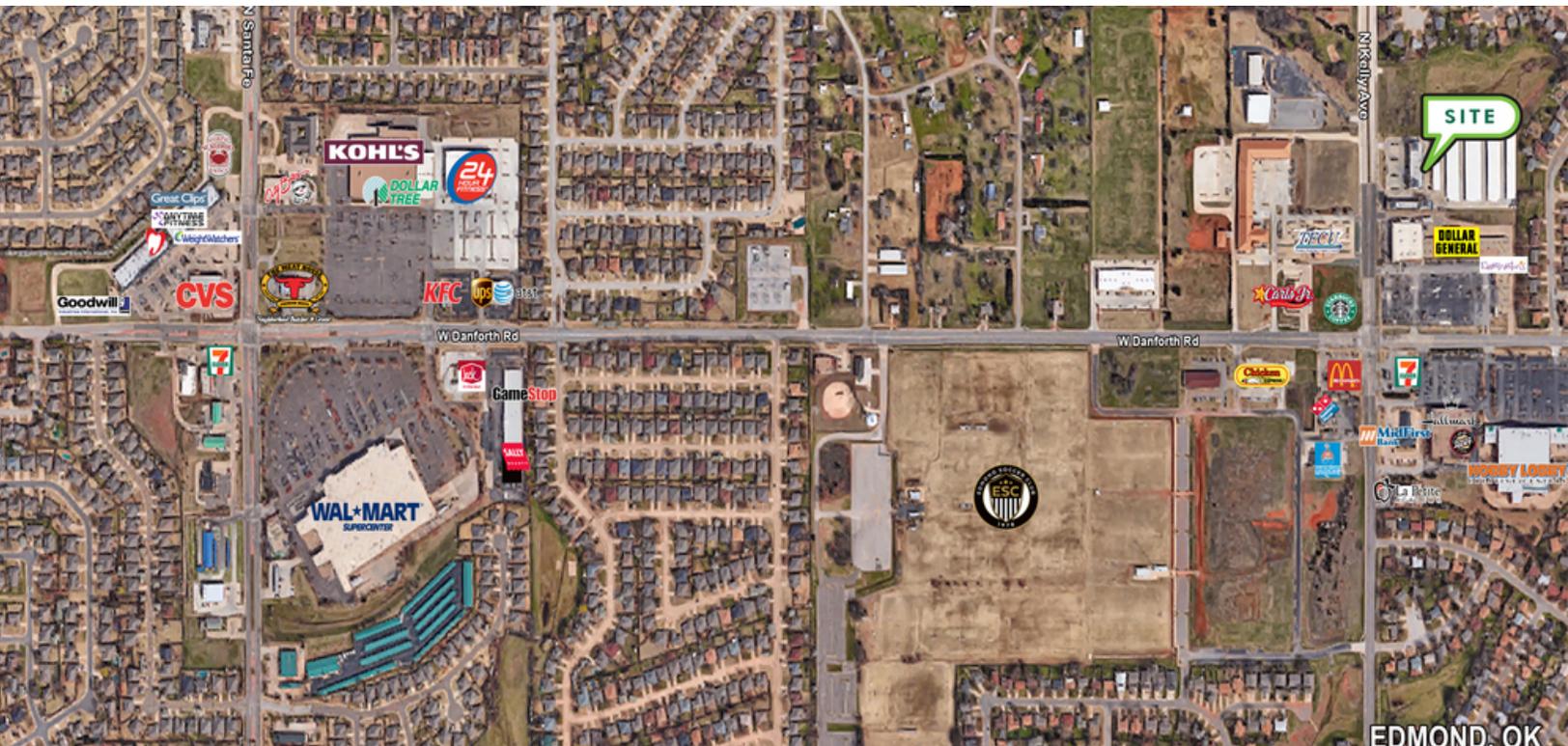
Retailers in the trade area include: McDonald's, S & B Burger Joint, Hobby Lobby, Chicken Express, Tires Plus, Tinker Federal Credit, Union, Midfirst Bank, 7 Eleven, Carl's Jr, Sherwin Williams and many more

SPACES	LEASE RATE	SPACE SIZE
Suite 1456	\$18.00 SF/yr	1,850 SF

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# Piazza Shops

1444 N Kelly Ave, Edmond, OK 73003

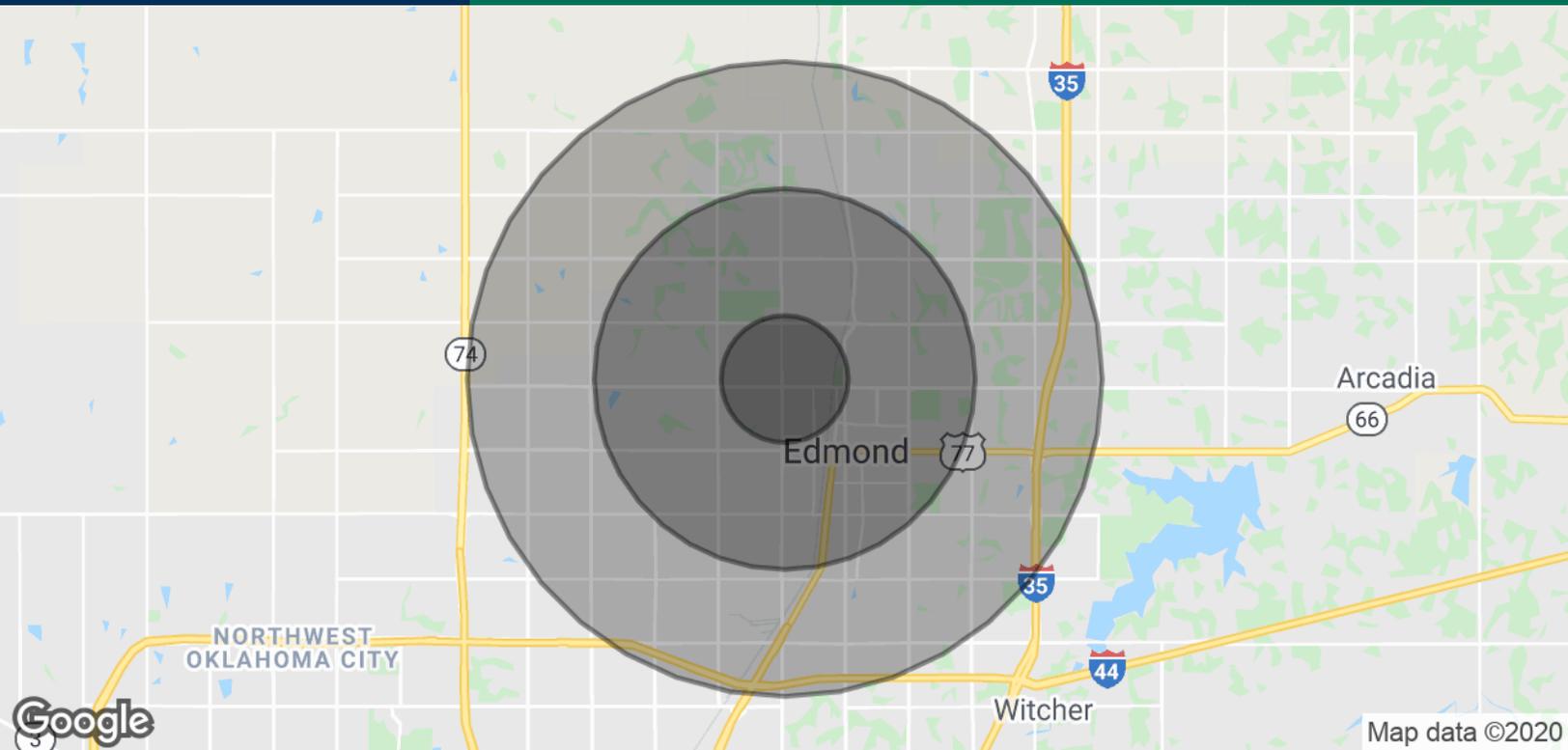


EDMOND, OK

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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 2010 US Census

## TRAFFIC COUNTS

N Kelly Ave	north		22,187
N Kelly Ave	south		23,767
W Danforth Rd	east	west	21,357   21,788



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