



OFFERING SUMMARY

| | |
|----------------|---------------------|
| Lease Rate: | \$20.00 SF/yr (NNN) |
| Building Size: | 10,268 SF |
| Available SF: | 3,315 SF |
| Lot Size: | 5.12 Acres |
| Year Built: | 2008 |
| Zoning: | Commercial |
| Submarket: | Edmond |
| | 122221 |

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.

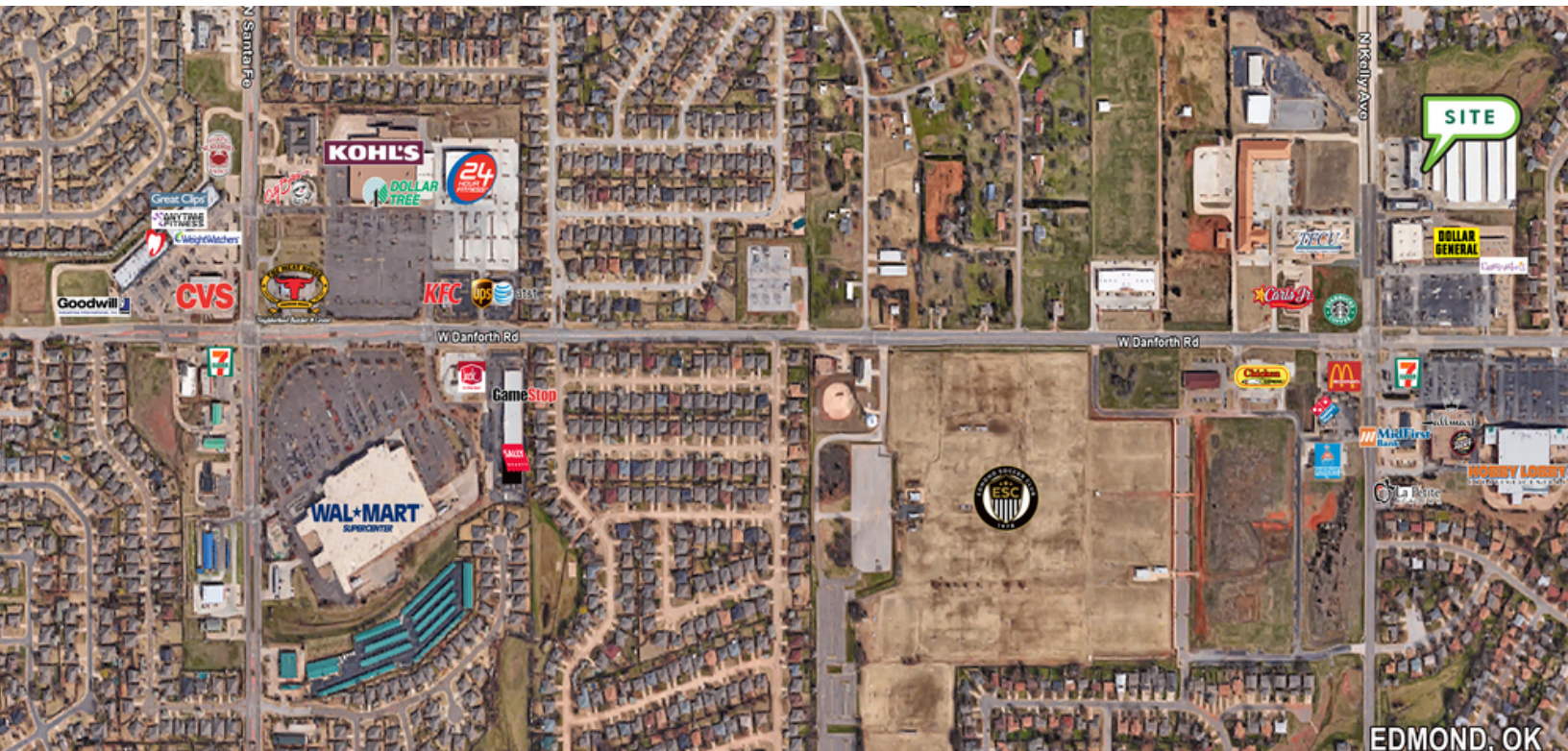
Retailers in the trade area include: McDonald's, S & B Burger Joint, Hobby Lobby, Chicken Express, Tires Plus, Tinker Federal Credit, Union, Midfirst Bank, 7 Eleven, Carl's Jr, Sherwin Williams and many mor

| SPACES | LEASE RATE | SPACE SIZE | SPACE |
|--------|---------------|------------|--------------------|
| 1444 | \$20.00 SF/yr | 3,315 SF | Restaurant End Cap |

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Piazza Shops

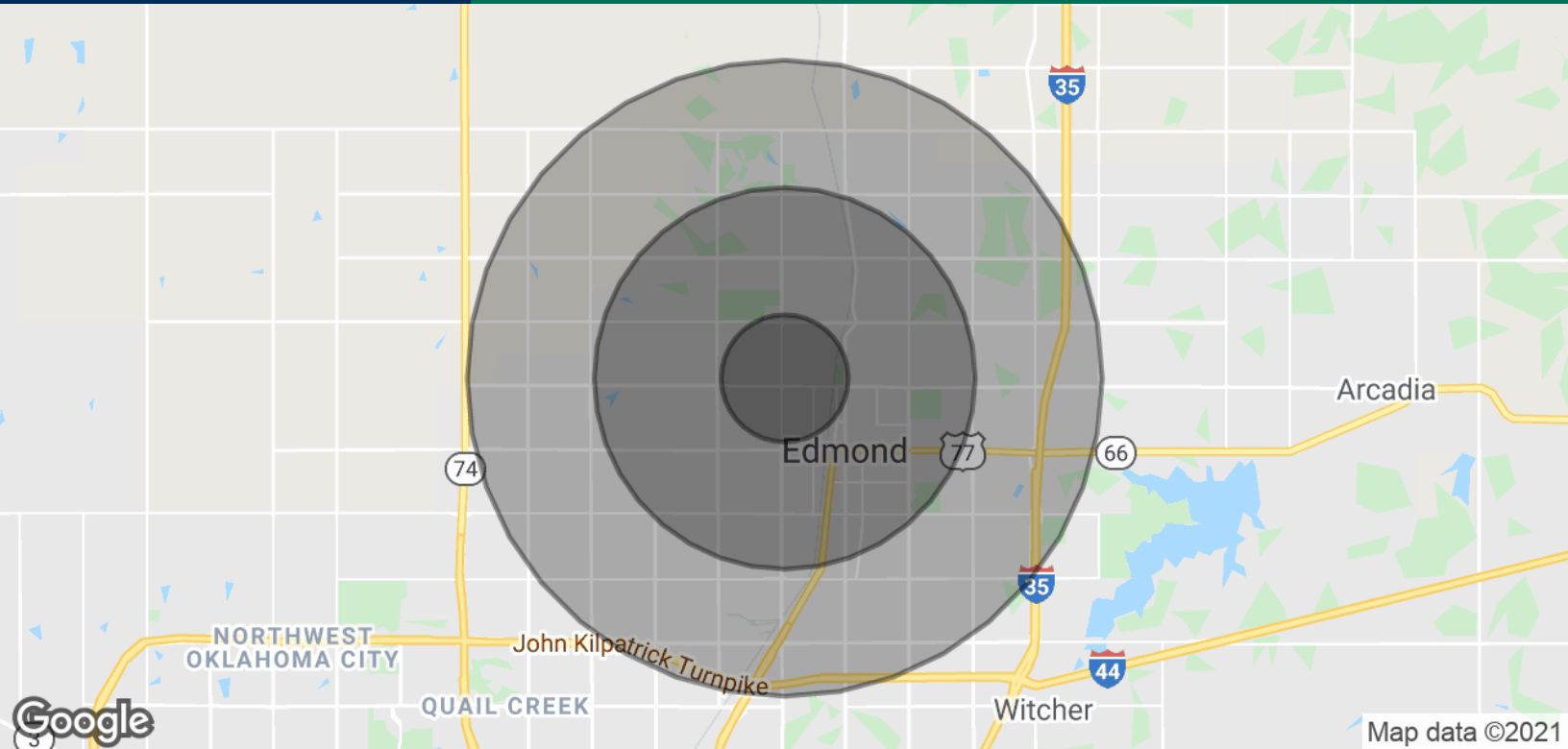
1444 N Kelly Ave, Edmond, OK 73003



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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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