



PROPERTY DESCRIPTION - 100% OCCUPIED

Shoppes at East Covell, is a newly constructed retail center. Great opportunity on Covell and I-35 directly adjacent from a Hilton Garden Inn Convention Center & Hotel and the approved Edmond Sports Complex. Located just west of Starbucks and east of Braum's and McDonald's, just a few miles from the newly developed Mercy Hospital and Integris Baptist Hospital.

Shoppes at East Covell is located at 2664 Exchange Dr. in Edmond, Oklahoma. The commercial development sits on the south west corner of I-35 and Covell in Edmond, Oklahoma. Edmond schools are expanding an Edmond East High School in the area, just east of the property.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	100% occupied
Lot Size:	2.54 Acres
Building Size:	11,880 SF
Cross Streets:	SW/C I-35 & E Covell Rd

TRAFFIC COUNTS

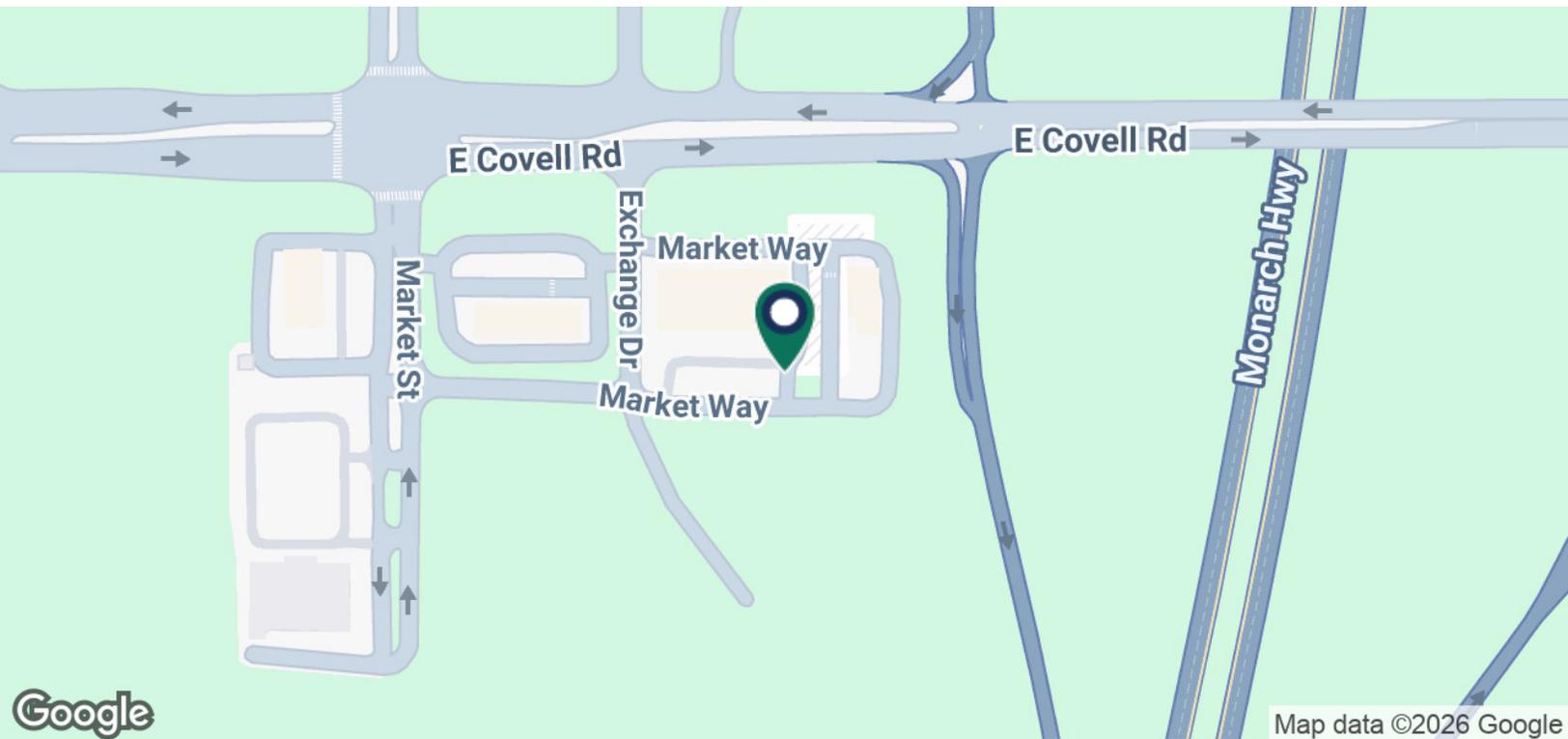
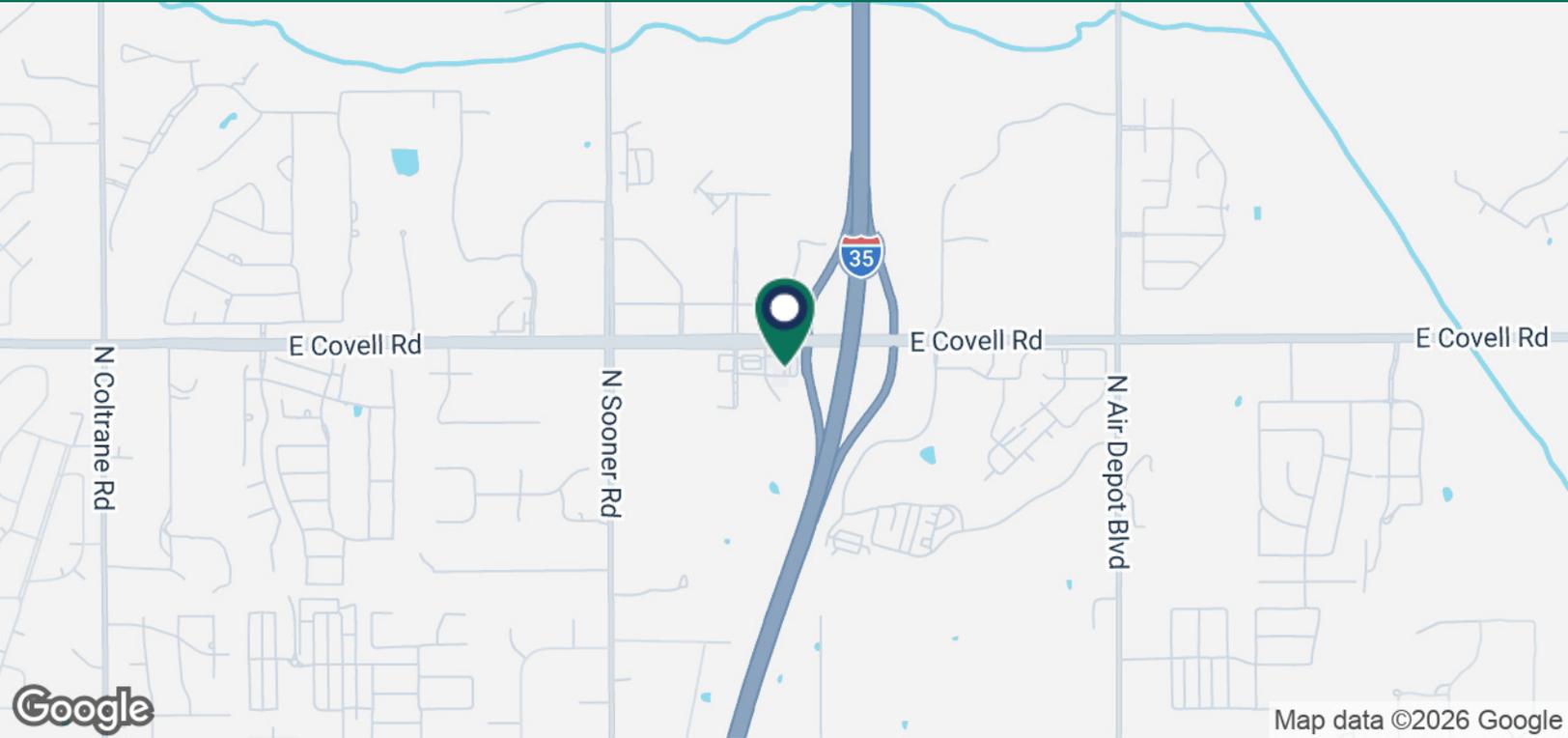
I-35	north	58,300
I-35	south	68,580
E Covell Rd	east	2,440
E Covell Rd	west	8,044
		02242026

GEORGE WILLIAMS, CCIM

gwilliams@priceedwards.com

O: 405.239.1270 C: 405.657.7800

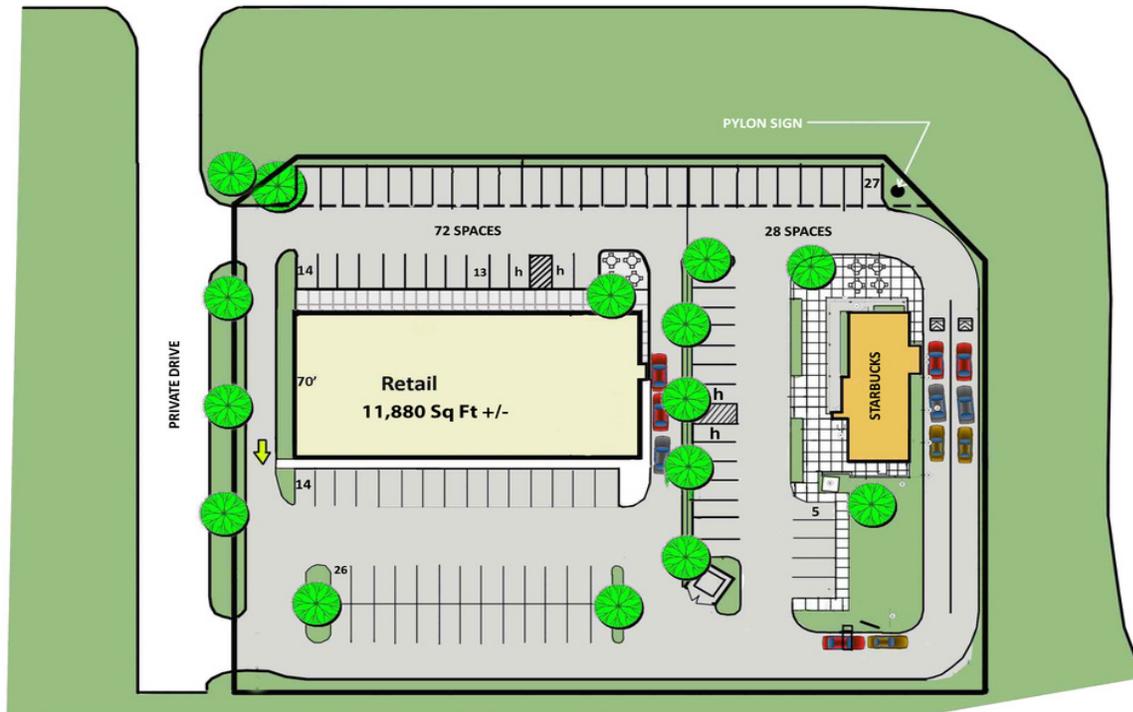
SHOPPES AT EAST COVELL 2664 EXCHANGE DR, EDMOND, OK 73034



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,733	16,514	51,851
Average Age	43.7	38.0	36.1
Average Age (Male)	42.7	34.8	34.3
Average Age (Female)	44.4	40.5	37.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	589	6,099	19,272
# of Persons per HH	2.9	2.7	2.7
Average HH Income	\$162,524	\$126,790	\$105,617
Average House Value	\$324,006	\$352,771	\$325,870

2020 American Community Survey (ACS)

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