### PRICE EDWARDS

#### Shoppes At Edmond University 1141 E 2nd St, Edmond, OK 73034



OFFERING SUMMARY		PROPERTY OVERVIEW			
Lease Rate:	\$22.00 SF/yr (NNN)		2	at 2nd and Bryant in Edmond (the a neighborhood center anchored by	
Building Size:	77,543 SF	•	hborhood Market.		
Available SF:	10,000 SF	The center's c	urrent tenancy include Pei W	ei Asian Diner, AT&T and many more.	
Lot Size:	4.89 Acres	Directly adjacent to the University of Central Oklahoma, 16,910 students and			
Submarket:	Edmond	across from OU Medical Center (300 beds)			
	02102023	SPACES	LEASE RATE	SPACE SIZE	

2102023	SPACES	LEASE RATE	SPACE SIZE	
	1159	\$22.00 SF/yr	10,000 SF	

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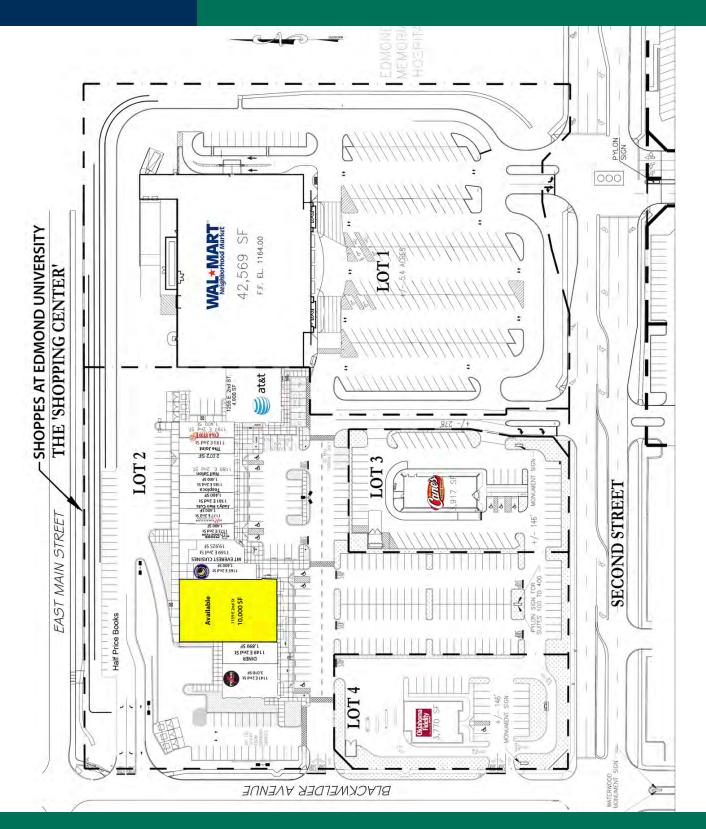
GEORGE WILLIAMS, CCIM 405.239.1270 gwilliams@priceedwards.com priceedwards.com

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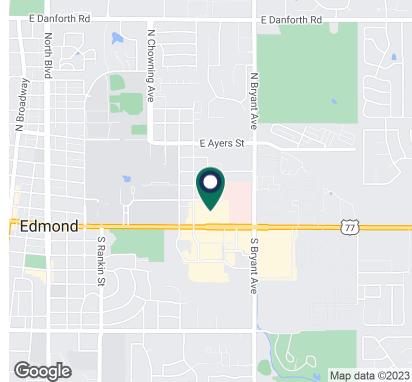
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,927	61,947	110,516
Average Age	27.0	32.6	34.1
Average Age (Male)	25.1	30.2	32.6
Average Age (Female)	29.3	34.8	35.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,513	23,758	41,530
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$54,192	\$78,114	\$91,891

\$202,560

\* Demographic data derived from 2020 ACS - US Census



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Average House Value

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\$243,472